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A240	Dwelling 2 Roof Plan

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# PROPOSED DWELLING HOUSE WITH SECONDARY DWELLING

16 CROOKED RIVER ROAD, GERROA, NSW 2534



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0 20 40mm  
1:100 @A1

Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A1
Drawn	Chk.	Job No.

Nicholas Reeks	
Drawing No.	Revision
DA-A000	E

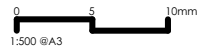
Project	BEACHLANDS
LOT 201 Crooked River Road GERROA	
Drawing Name	TITLE PAGE

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D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A3
Drawn	Chk.	Job No.

Nicholas Reeks	
Drawing No.	Revision
DA-A010	E

Project
BEACHLANDS
LOT 201 Crooked River Road
GERROA
Drawing Name
BASIX Notes

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SITE PLAN  
1:500

MAIN DWELLING TOTAL FOOTPRINT AREA = 564.8m<sup>2</sup>  
(NOT INCLUDING DECK SPACES)

SECONDARY DWELLING TOTAL FOOTPRINT AREA = 147.7m<sup>2</sup>  
(NOT INCLUDING DECK SPACES)

Rev	Date	Revision	By	Chk.
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C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022	1:500	@ A1
Drawn	Chk.	Job No.
Nicholas Reeks		
Drawing No.	Revision	
DA-A100	E	

Project	BEACHLANDS
LOT 201 Crooked River Road	
GERROA	
Drawing Name	SITE PLAN







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Nicholas Reeks

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Drawing No. Revision

# E

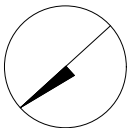
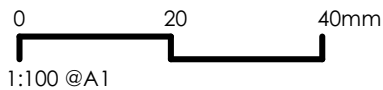
# FUTUREFLIP

LOT 201 Crooked River Road  
GERROA

Drawing Name  
ROOF PLAN

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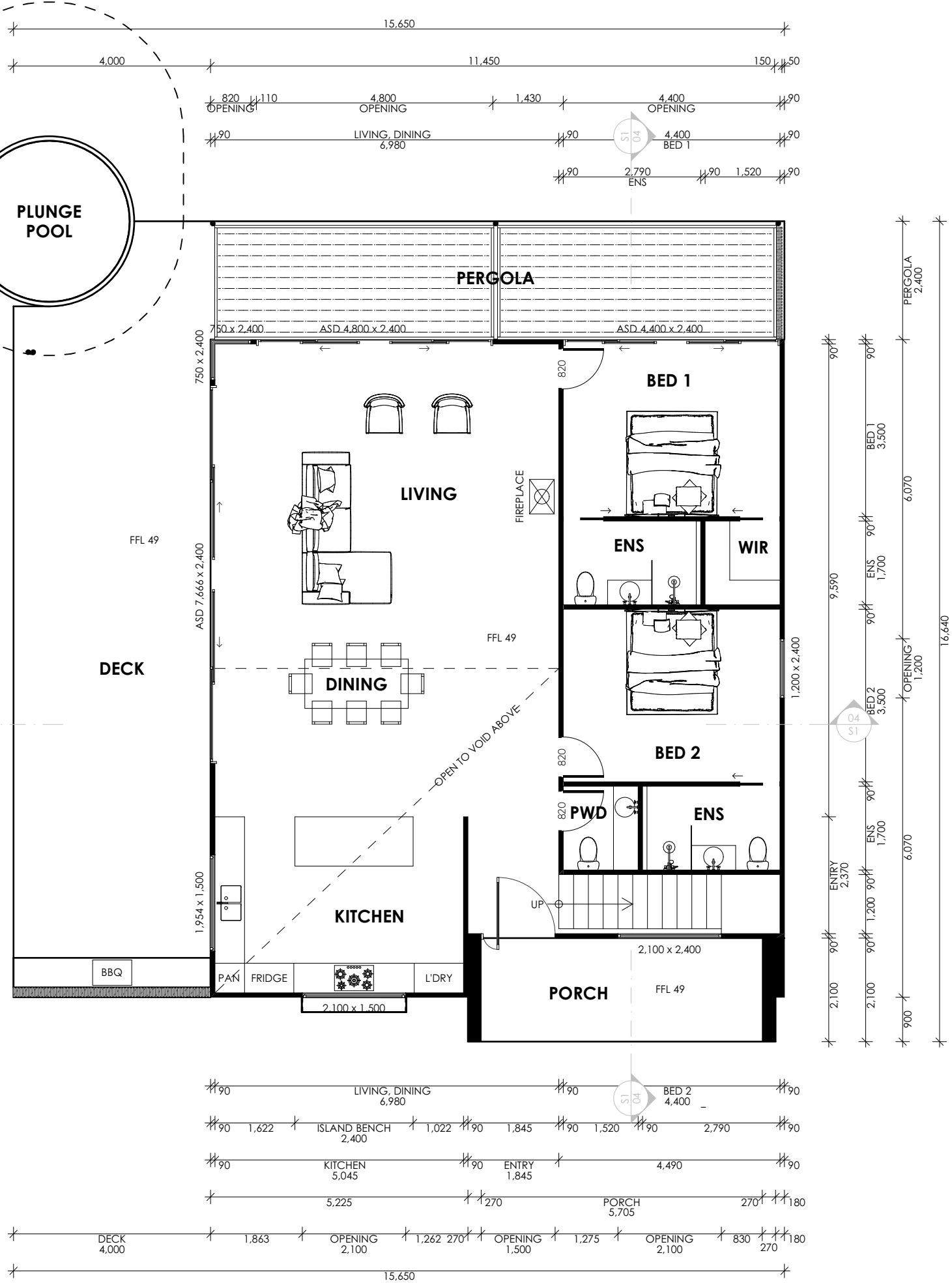
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Rev	Date	Revision	By	Chk.
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C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	


## GROUND FLOOR PLAN

1:100



Date	Scale	Sheet Size
5/07/2022	1:100, 1:500 @ A3	
Drawn	Chk.	Job No.

Nicholas Reeks  
Drawing No. DA-A220  
Revision E

Project  
BEACHLANDS  
LOT 201 Crooked River Road  
GERROA  
Drawing Name  
GROUND FLOOR  
PLAN

FUTURE FLIP

FOR APPROVAL

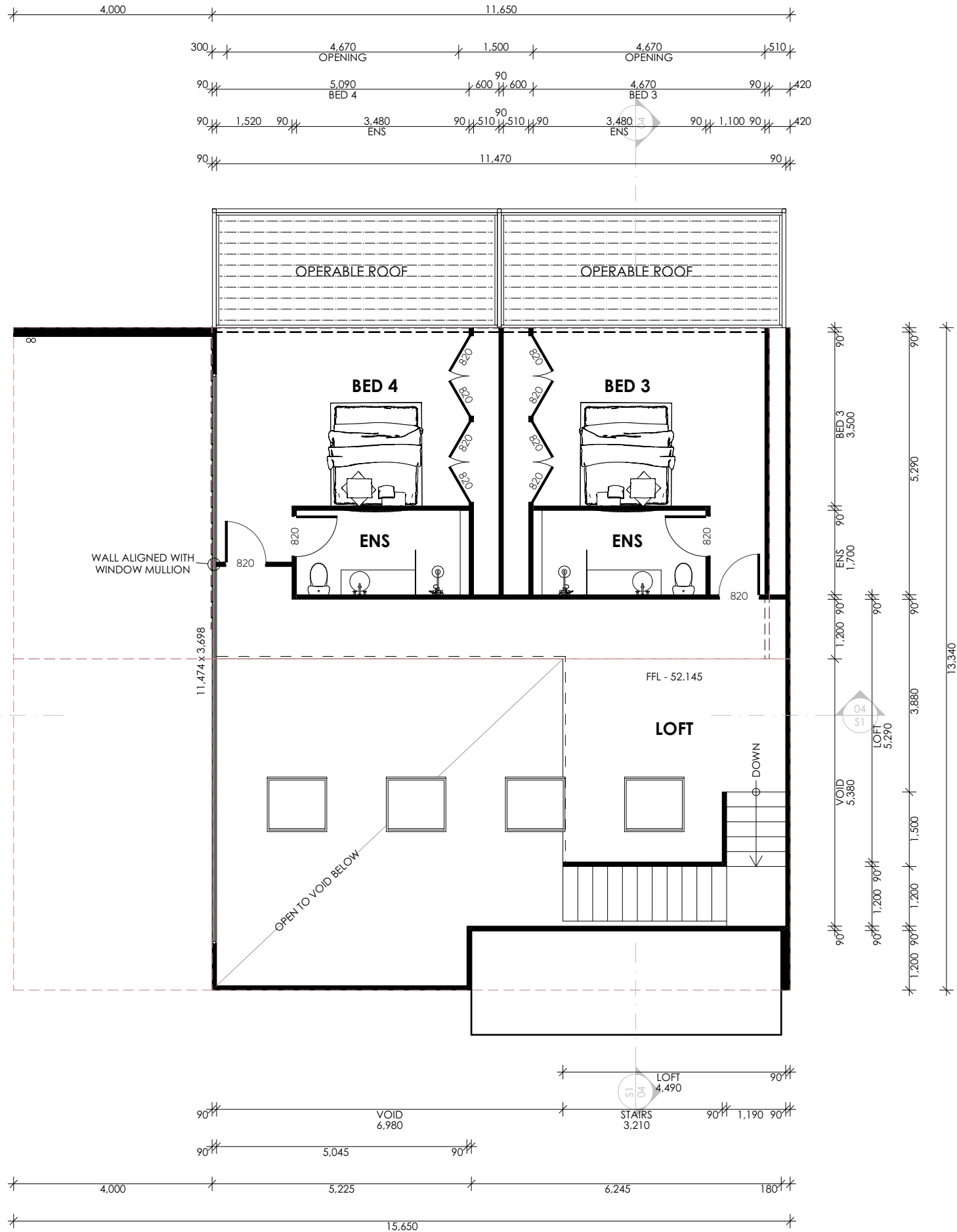


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D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

FIRST FLOOR LEVEL  
1:100



Date	Scale	Sheet Size
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Nicholas Reeks		
Drawing No.	Revision	
DA-A230	E	

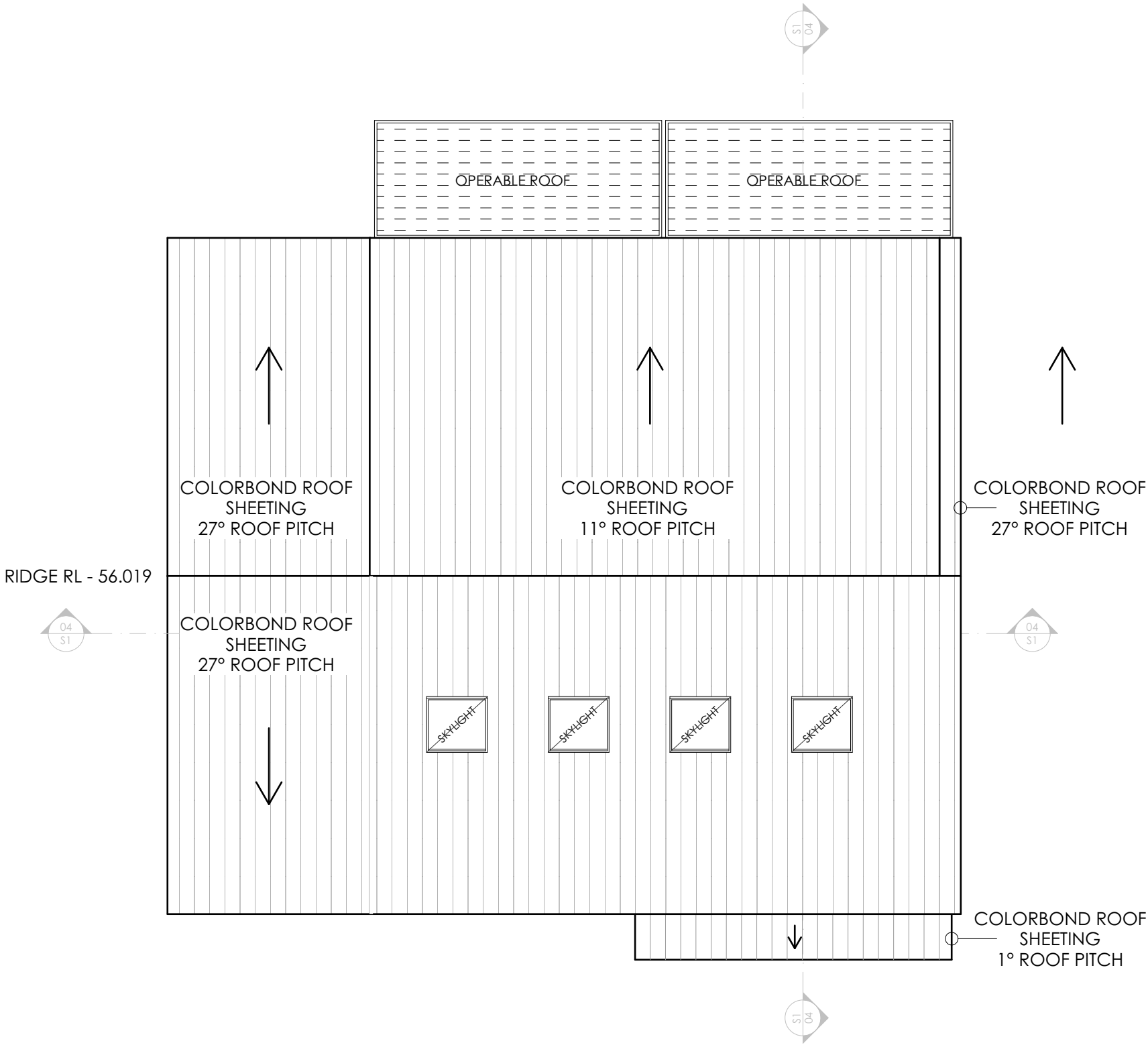
Project	BEACHLANDS
Drawing Name	LOT 201 Crooked River Road GERROA FIRST FLOOR PLAN

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ROOF PLAN  
1:100



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D	01.07.22	External Colours	NR	
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Date	Scale	Sheet Size
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Drawn	Chk.	Job No.

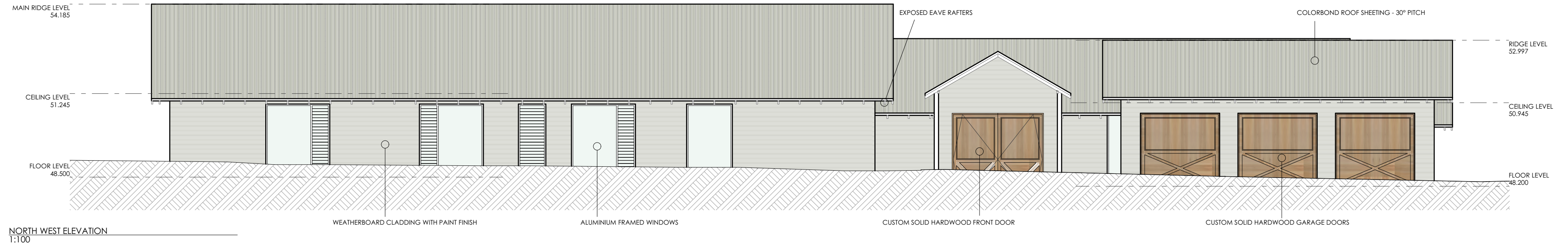
Nicholas Reeks	
Drawing No.	Revision
DA-A240	E

Project	BEACHLANDS
LOT 201 Crooked River Road	
GERROA	
Drawing Name	ROOF PLAN

FUTURE FLIP

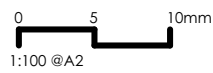
FOR APPROVAL





NORTH WEST ELEVATION  
1:100

Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	



Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
Nicholas Reeks		
Drawing No.	Revision	
DA-A300		E

Project \_\_\_\_\_

BEACHLANDS

LOT 201 Crooked River Road  
GERROA

Drawing Name \_\_\_\_\_

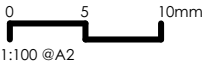
DWELLING 1  
ELEVATION 1

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D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022	1:100	@ A2
Drawn	Chk.	Job No.

Nicholas Reeks	Revision
Drawing No.	

DA-A310

E

Project
BEACHLANDS

LOT 201 Crooked River Road  
GERROA

Drawing Name  
DWELLING 1  
ELEVATION 2

FOR APPROVAL

FUTURE FLIP





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Nicholas Reeks

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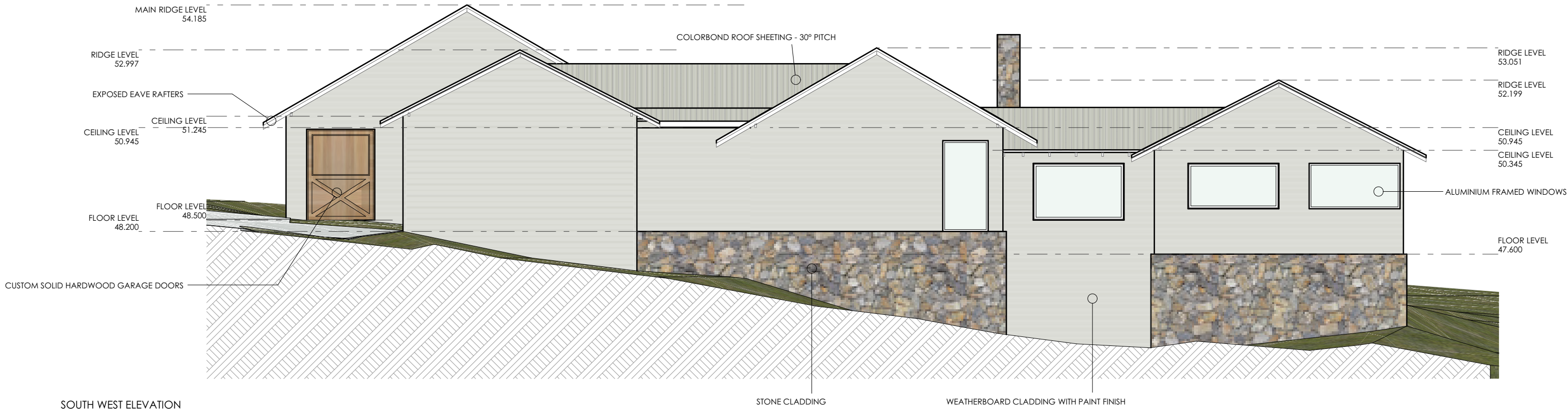
Drawing No. Revision

E

LOT 201 Crooked River Road  
GERROA

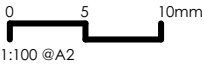
Drawing Name  
DWELLING 1  
ELEVATION 3

OR APPROVAL



SOUTH WEST ELEVATION  
1:100

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D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

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Nicholas Reeks  
Drawing No. DA-A330  
Revision E

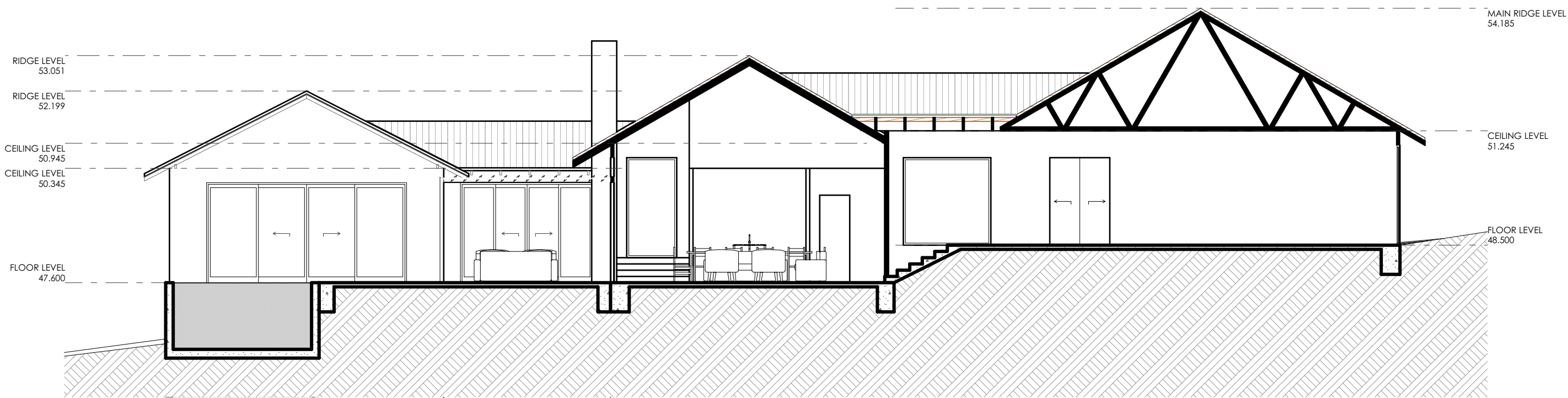
Project  
BEACHLANDS  
LOT 201 Crooked River Road  
GERROA  
Drawing Name  
DWELLING 1  
ELEVATION 4

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DWELLING 1 SECTION 1  
1:100



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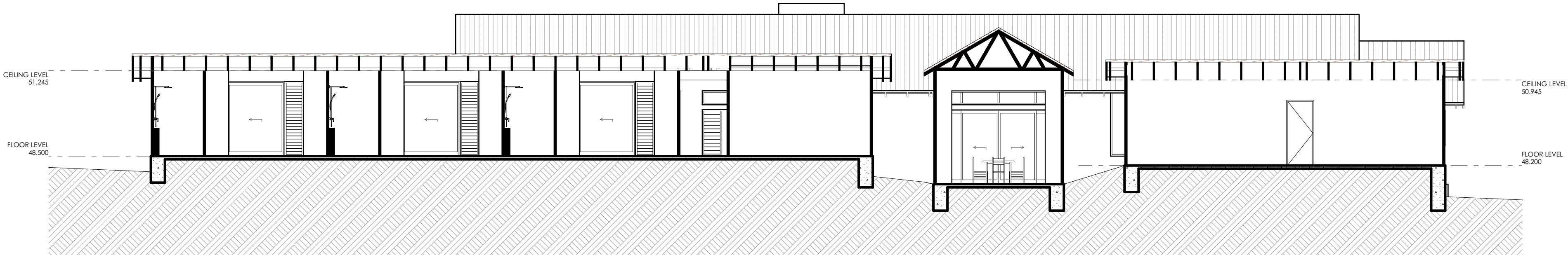
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Nicholas Reeks  
Drawing No. DA-A340  
Revision E

Project  
BEACHLANDS  
LOT 201 Crooked River Road  
GERROA  
Drawing Name  
DWELLING 1  
SECTION 1

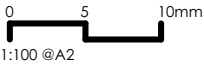
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DWELLING 1 SECTION 2  
1:100

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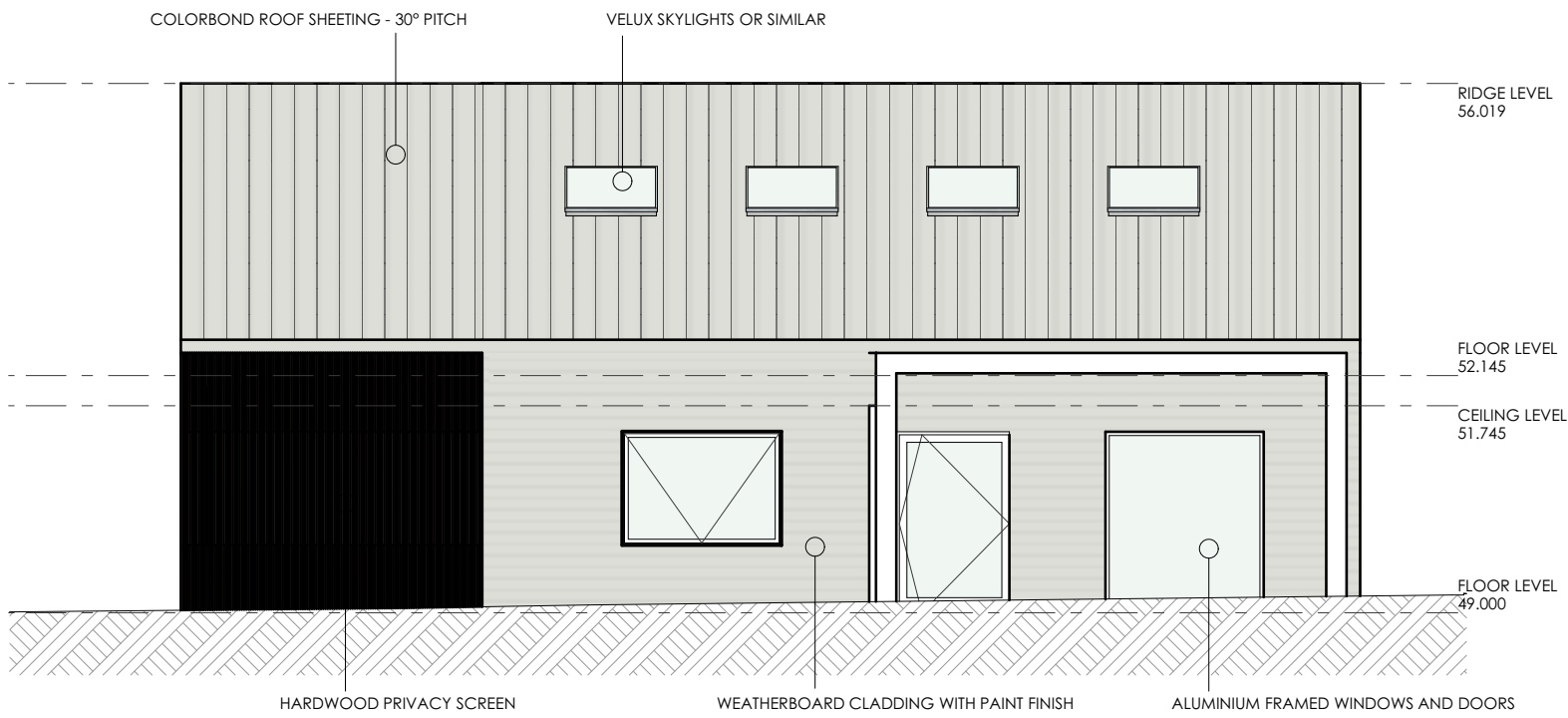
Nicholas Reeks	Revision
DA-A350	E

Project	BEACHLANDS
LOT 201 Crooked River Road	
GERROA	
Drawing Name	DWELLING 1
	SECTION 2

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NORTH WEST ELEVATION  
1:100

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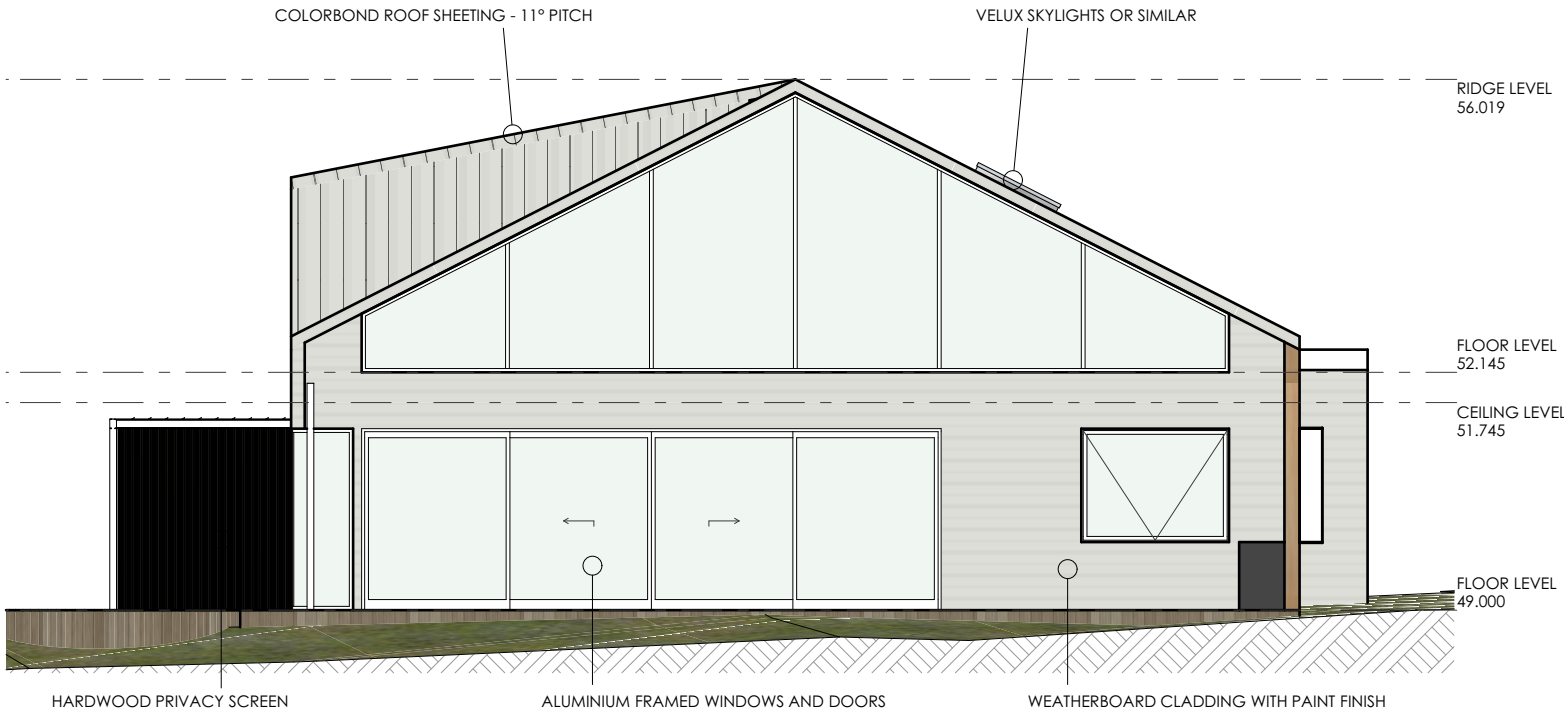
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Drawn	Chk.	Job No.

Nicholas Reeks  
Drawing No. DA-A360  
Revision E

Project  
BEACHLANDS  
LOT 201 Crooked River Road  
GERROA  
Drawing Name  
DWEELING 2  
ELEVATION 1

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NORTH EAST ELEVATION  
1:100

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Rev	Date	Revision	By	Chk.
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D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022	1:100	@ A3
Drawn	Chk.	Job No.

Nicholas Reeks	Revision
DA-A370	E

Project	BEACHLANDS
LOT 201 Crooked River Road	
GERROA	
Drawing Name	DWELLING 2
ELEVATION 2	

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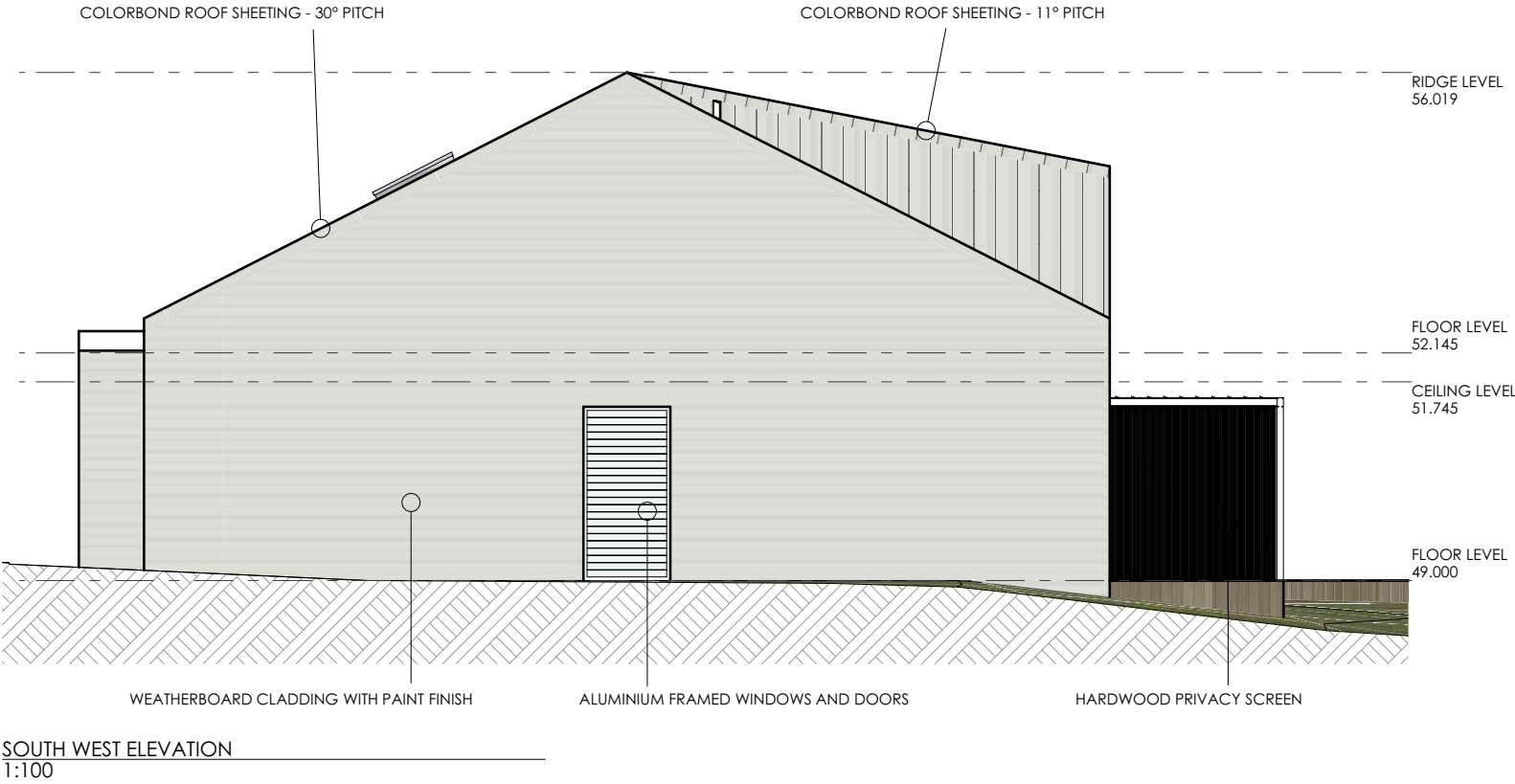
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5/07/2022	1:100	@ A3
Drawn	Chk.	Job No.

Nicholas Reeks  
Drawing No. DA-A380  
Revision E

Project  
BEACHLANDS  
LOT 201 Crooked River Road  
GERROA  
Drawing Name  
DWELLING 2  
ELEVATION 3

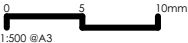
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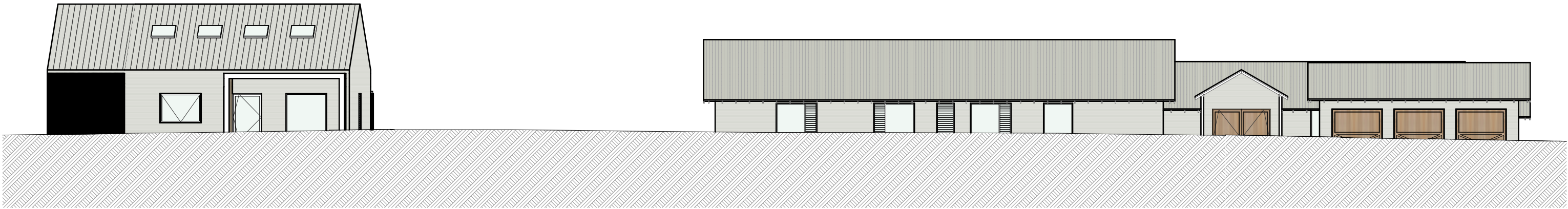
Date	Scale	Sheet Size
5/07/2022	1:100	@ A3
Drawn	Chk.	Job No.

Nicholas Reeks	
Drawing No.	Revision
DA-A390	E

Project	BEACHLANDS
LOT 201 Crooked River Road	
GERROA	
Drawing Name	DWELLING 2
	ELEVATION 4

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NORTH WEST ELEVATION  
1:200

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E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022	1:200	@ A2
Drawn	Chk.	Job No.

Nicholas Reeks	
Drawing No.	Revision
DA-A400	E

Project	BEACHLANDS
	LOT 201 Crooked River Road
	GERROA
Drawing Name	ELEVATION FROM
	STREET

FUTURE FLIP

FOR APPROVAL





SOUTH EAST ELEVATION  
1:200

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0 5 10mm  
1:100 @A2

Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022	1:200	@ A2
Drawn	Chk.	Job No.

Nicholas Reeks

Drawing No. Revision

DA-A410

E

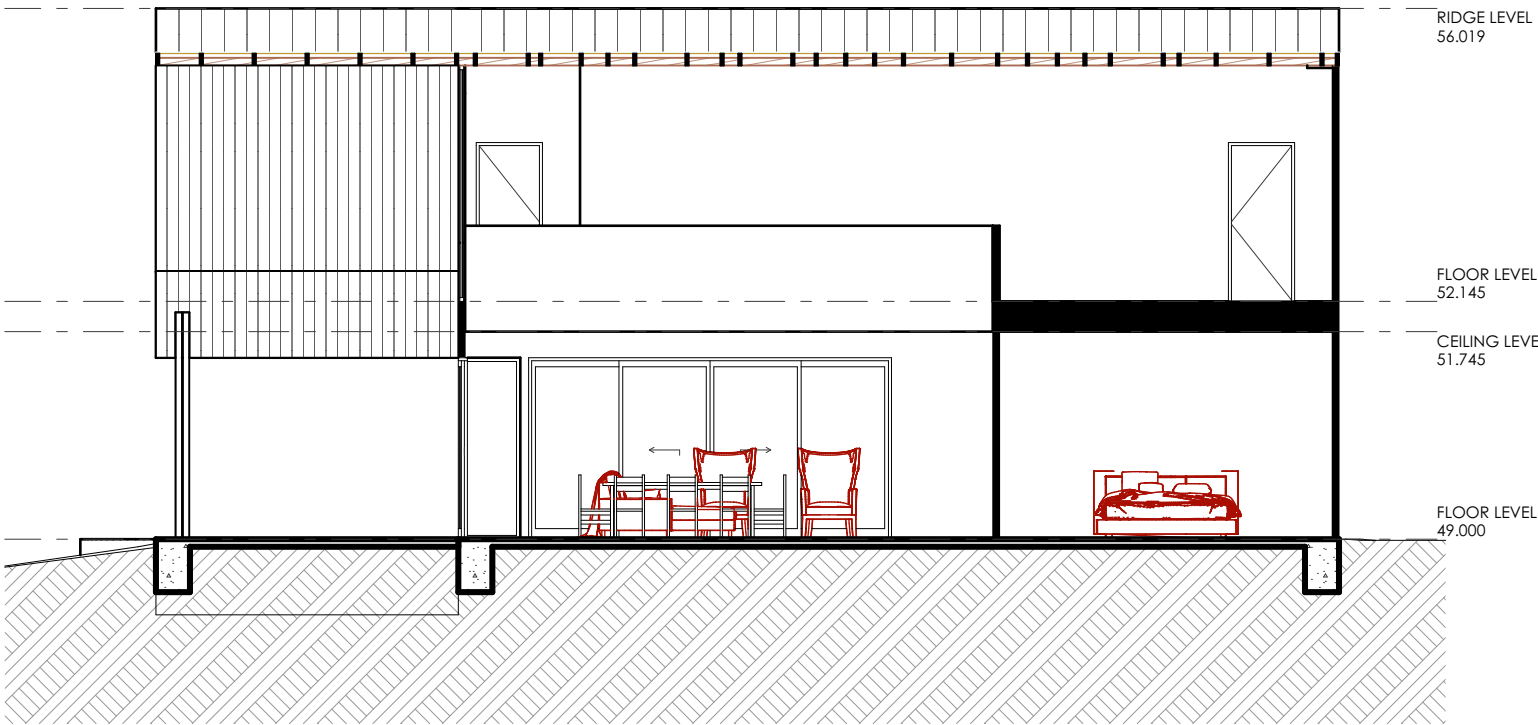
Project  
BEACHLANDS

LOT 201 Crooked River Road  
GERROA

Drawing Name  
ELEVATION FROM  
OCEAN

FUTURE FLIP

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DWELLING 2 SECTION 1  
1:100

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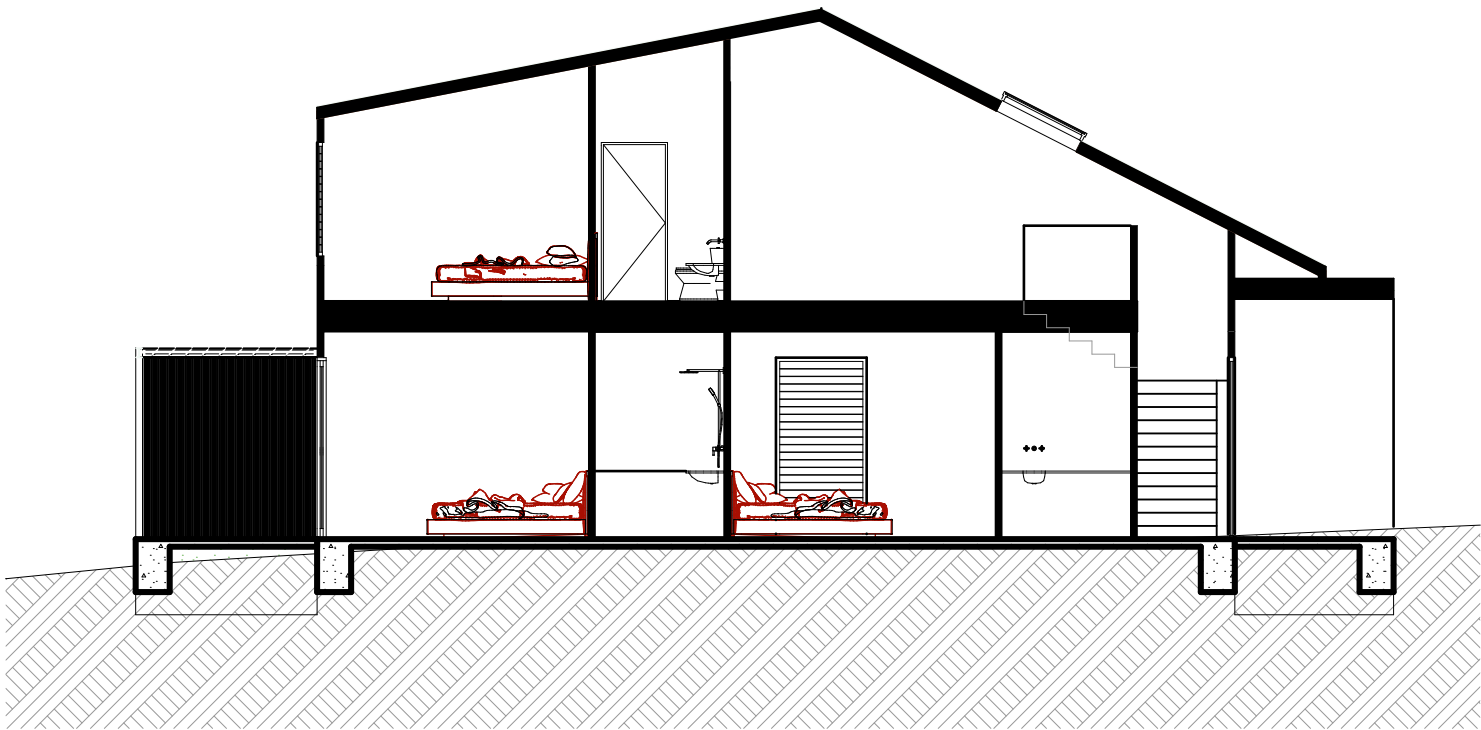
Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022	1:100	@ A3
Drawn	Chk.	Job No.
Nicholas Reeks		
Drawing No.	Revision	
DA-A420	E	

Project
BEACHLANDS
LOT 201 Crooked River Road
GERROA
Drawing Name
DWELLING 2
SECTION 1

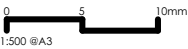
FUTURE FLIP

FOR APPROVAL



DWELLING 2 SECTION 2  
1:100

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Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022	1:100	@ A3
Drawn	Chk.	Job No.

Nicholas Reeks	
Drawing No.	Revision
DA-A430	E

Project	BEACHLANDS
	LOT 201 Crooked River Road
	GERROA
Drawing Name	DWELLING 2
	SECTION 2

FUTUREFLIP

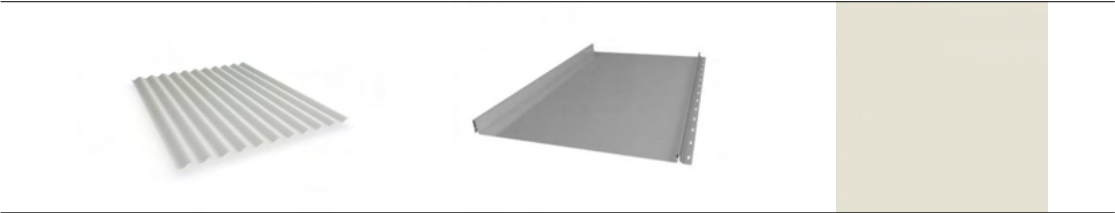
FOR APPROVAL





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

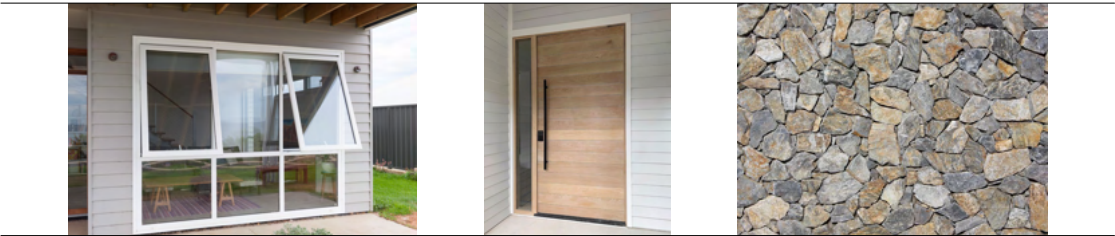
03 - CAPPING, DOWNPIPES  
COLORBOND SHALE GREY



04 - JAMES HARDIE LINEAR CLADDING  
DULUX 'SNOWY MOUNTAIN HALF' PAINT FINISH

05 - TIMBER DECKING AND CLADDING  
BLACKBUTT OR SIMILAR

06 - CRUSHED GRAVEL DRIVEWAY



07 - ALUMINIUM FRAMED WINDOWS  
WHITE POWDERCOAT FINISH

08 - SOLID TIMBER ENTRY DOORS

09 - FREEFORM STONE CLADDING  
ECO OUTDOOR OR SIMILAR

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Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A3
Drawn	Chk.	Job No.
Nicholas Reeks		
Drawing No.	Revision	
DA-A500	E	

Project	BEACHLANDS
LOT 201 Crooked River Road GERROA	
Drawing Name	EXTERNAL FINISHES SCHEDULE
DWELLING: 1	

FUTURE FLIP

FOR APPROVAL





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 DULUX 'SNOWY MOUNTAIN HALF' PAINT FINISH			05 - TIMBER DECKING AND CLADDING BLACKBUTT OR SIMILAR			06 - CRUSHED GRAVEL DRIVEWAY		
07 - ALUMINIUM FRAMED WINDOWS WHITE POWDERCOAT FINISH			08 - SOLID TIMBER ENTRY DOORS			09 - FREEFORM STONE CLADDING ECO OUTDOOR OR SIMILAR		

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Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A3
Drawn	Chk.	Job No.
Nicholas Reeks		
Drawing No.	Revision	
DA-A510	E	

Project	BEACHLANDS
LOT 201 Crooked River Road GERROA	
Drawing Name	EXTERNAL FINISHES SCHEDULE
DWELLING 2	

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D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A3
Drawn	Chk.	Job No.

Nicholas Reeks	
Drawing No.	Revision
DA-A520	E

Project	BEACHLANDS
	LOT 201 Crooked River Road GERROA
Drawing Name	3D PERSPECTIVE 1

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Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A3
Drawn	Chk.	Job No.

Nicholas Reeks  
Drawing No. DA-A530  
Revision E

Project  
BEACHLANDS  
  
LOT 201 Crooked River Road  
GERROA  
Drawing Name  
3D PERSPECTIVE 2

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Rev	Date	Revision	By	Chk.
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C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A3
Drawn	Chk.	Job No.

Nicholas Reeks	
Drawing No.	Revision
DA-A540	E

Project	BEACHLANDS
	LOT 201 Crooked River Road
	GERROA
Drawing Name	3D PERSPECTIVE 3

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Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A3
Drawn	Chk.	Job No.

Nicholas Reeks	Revision
DA-A550	E

Project
BEACHLANDS
LOT 201 Crooked River Road
GERROA
Drawing Name
3D PERSPECTIVE 4

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Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A3
Drawn	Chk.	Job No.

Nicholas Reeks  
Drawing No. DA-A560  
Revision E

Project  
BEACHLANDS  
  
LOT 201 Crooked River Road  
GERROA  
Drawing Name  
3D PERSPECTIVE 5

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Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A3
Drawn	Chk.	Job No.

Nicholas Reeks	Revision
Drawing No.	E
DA-A570	

Project	BEACHLANDS
LOT 201 Crooked River Road	
GERROA	
Drawing Name	3D PERSPECTIVE 6

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Rev	Date	Revision	By	Chk.
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C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A3
Drawn	Chk.	Job No.
Nicholas Reeks		
Drawing No.	Revision	
DA-A580	E	

Project	BEACHLANDS
LOT 201 Crooked River Road	
GERROA	
Drawing Name	3D PERSPECTIVE 7

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Rev	Date	Revision	By	Chk.
B	29.06.22	Finishes Schedule	NR	
C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022		@ A3
Drawn	Chk.	Job No.

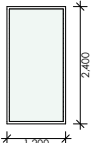
Nicholas Reeks	
Drawing No.	Revision
DA-A590	E

Project	BEACHLANDS
LOT 201 Crooked River Road	
GERROA	
Drawing Name	3D PERSPECTIVE 8

FUTUREFLIP

FOR APPROVAL



WIDTH	HEIGHT	ROOM	ELEVATION	WIDTH	HEIGHT	ROOM	ELEVATION	WIDTH	HEIGHT	ROOM	ELEVATION	WIDTH	HEIGHT	ROOM	ELEVATION	WIDTH	HEIGHT	ROOM	ELEVATION
2,100	3,000	ENTRY		1,500	3,000	ENTRY		1,500	3,000	ENTRY		2,100	3,000	ENTRY		2,100	2,100	HALLWAY	
1,800	2,400	SPORTS STORE		1,500	2,400	HALLWAY		2,100	2,400	BATHROOM		900	2,400	LAUNDRY		2,100	2,400	BED 5	
2,100	2,400	KIDS ACTIVITY		3,600	2,400	BED 4		600	2,400	BED 4		3,600	2,400	BED 3		600	2,400	BED 3	
3,600	2,400	BED 2		600	2,400	BED 2		4,800	3,000	LOUNGE		4,800	2,120	LOUNGE		2,450	2,400	LOUNGE	
2,450	450	LOUNGE		2,450	2,400	LOUNGE		2,450	450	LOUNGE		4,800	2,400	DINING		4,800	450	DINING	
3,200	2,400	PARENTS RETREAT		4,800	2,400	MASTER		3,000	2,400	MASTER		1,910	1,200	ENSUITE		2,400	1,200	ENSUITE	
2,400	1,200	DRESSING ROOM		2,400	1,500	OFFICE		1,200	2,400	HALLWAY		2,600	2,400	GARAGE		2,600	2,400	GARAGE	
				2,600	2,400	GARAGE						2,700	2,100	KITCHEN					

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Rev	Date	Revision	By	Chk.
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C	29.06.22	Roof Colour	NR	
D	01.07.22	External Colours	NR	
E	05.07.22	External Colours	NR	


Date	Scale	Sheet Size
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Drawn	Chk.	Job No.

Nicholas Reeks	
Drawing No.	Revision

DA-A600

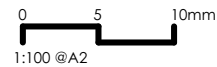
E

Project  
BEACHLANDS  
  
LOT 201 Crooked River Road  
GERROA  
Drawing Name  
DWELLING 1  
WINDOW SCHEDULE

FOR APPROVAL

FUTURE FLIP

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E	05.07.22	External Colours	NR	

Date	Scale	Sheet Size
5/07/2022	1:1.25	@ A2
Drawn	Chk.	Job No.

Nicholas Reeks	
Drawing No.	Revision

DA-A610

E

Project  
BEACHLANDS  
  
LOT 201 Crooked River Road  
GERROA  
Drawing Name  
DWELLING 2  
WINDOW SCHEDULE

FUTURE FLIP

FOR APPROVAL

WIDTH	HEIGHT	ROOM	ELEVATION	WIDTH	HEIGHT	ROOM	ELEVATION	WIDTH	HEIGHT	ROOM	ELEVATION	WIDTH	HEIGHT	ROOM	ELEVATION	WIDTH	HEIGHT	ROOM	ELEVATION
2,100	2,400	STAIRWELL		1,500	2,400	ENTRY		2,100	1,500	KITCHEN		1,954	1,500	KITCHEN		7,666	2,400	LOUNGE	
750	2,400	LOUNGE		750	2,400	LOUNGE		4,800	2,400	LOUNGE		4,400	2,400	BED 1		1,200	2,400	BED 2	
11,474	3,698	LOFT		4,670	1,500	BED 4		4,670	1,500	BED 3									