Jack's Point

DESIGN REVIEW BOARD
APPROVED PLANS

Lot 4, 7 Outcrop Lane,
Rock Glen
Date: 6/03/2026
Authorised Signature:

SITE DETAILS	
LEGAL DESCRIPTION	Lot 4 DP 614144
SITE ADDRESS	: 7 OUTCROP LANE
VALUATION NUMBER	: ...
SITE AREA	: 1930 m²
SITE COVERAGE	: 10.5%
AREA DETAILS	
FFL1 FLOOR AREA	: 105 m² (FLAT 49.3m²)
FFL2 FLOOR AREA	: 203.8 m²
TOTAL FLOOR AREA AREA	: 308.8 m²



DRAWING LIST

SHEET NUMBER	SHEET NAME
1.0	DRAWING LIST
1.1	CONTEXT PLAN
1.2	SITE PLAN
1.3	FFL 1 FLOOR PLAN
1.4	FFL 2 FLOOR PLAN
1.5	ROOF PLAN
1.8	3D VIEW AND DESIGN STATEMENT
2.1	ELEVATION
2.2	ELEVATION
3.1	CROSS SECTIONS
3.2	CROSS SECTIONS
4.1	BLOCK WALL CHANGE OF CLADDING DETAILS
4.2	WINDOW HEAD AND AURAE WINDOW SHROUD DETAIL
4.3	WINDOW JAMB WITH AURAE SHROUD
4.4	WINDOW SILL WITH AURAE SHROUD
4.5	WINDOW JAMB PLASTER BETWEEN WINDOWS ONLY
4.6	METAL TRAY HEAD DEATILS
4.7	METAL TRAY SILL DETAILS
4.8	METAL TRAY JAMB DETAILS
4.9	TRAY - EXTERNAL CORNER
4.10	TRAY - INTERNAL CORNER
4.11	TRAY - BOTTOM OF CLADDING
4.12	TRAY SOAKER FLASHING
4.13	TRAY SOFFIT DETAILS
4.14	TRAY PIPE PENETRATION W/ FLASHING TAPE
4.15	ROOF DETAILS
4.16	ROOF DETAILS
5.1	DRAINAGE DETAIL
5.2	WET AREAS
5.3	WET AREA
5.4	ROOF PENETRATIONS
5.5	HWC DETAILS

Artektus
architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date
B	DRB RFI 1	21.01.26
A	CONCEPT 1	16.10.25

JP DRB APPROVAL

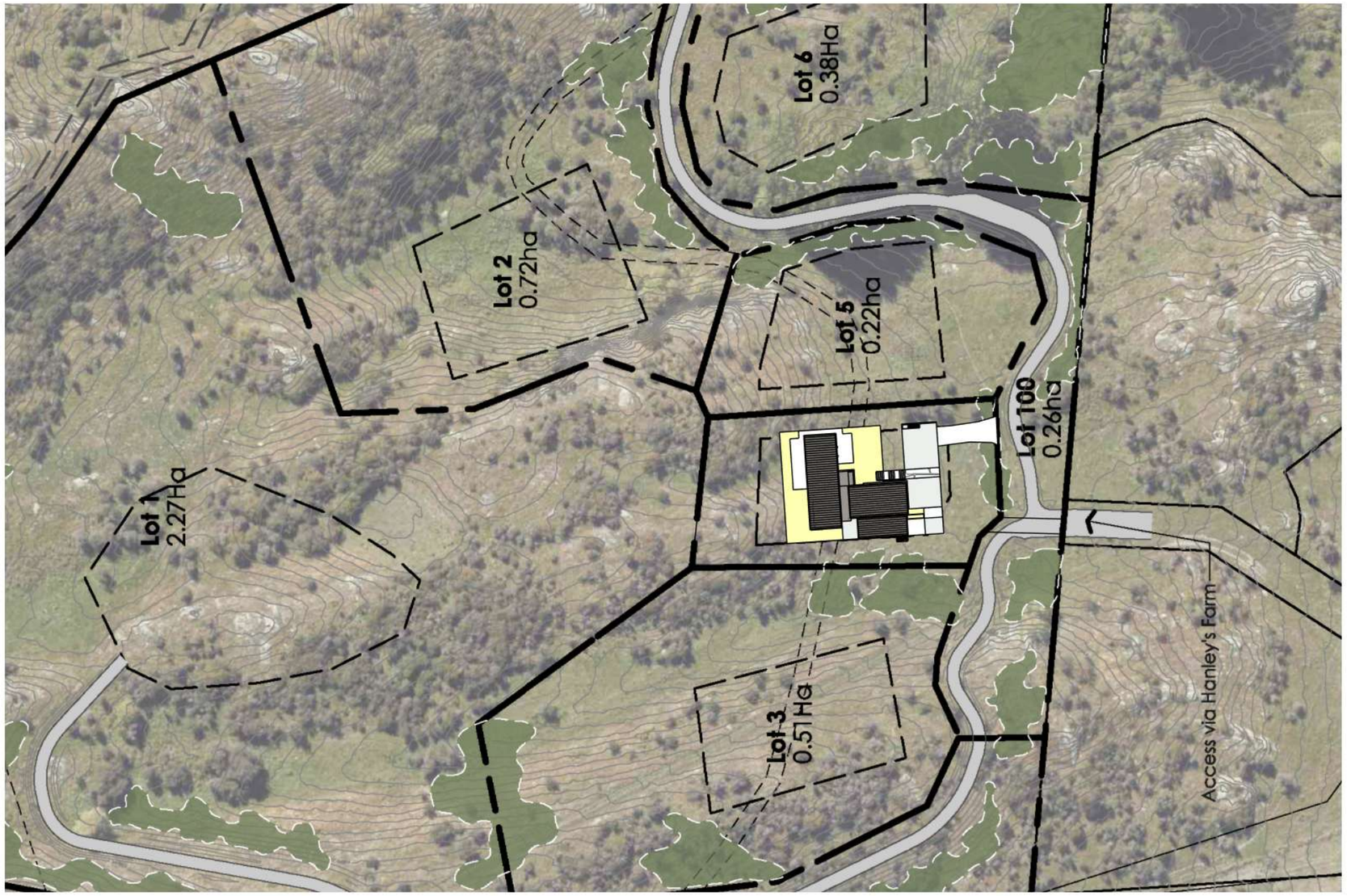
Project Title: 7 OUTCROP LANE, ROCK GLEN
JACK'S POINT

Drawing Title: DRAWING LIST

Scale @ A3:

Drawing No.: 1.0

Revision: B



1
1.1

CONTEXT

1 : 1000

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architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

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B	DRB RFI 1	21.01.26

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Project Title	Drawing Title	Scale @ A3	Drawing No.	Revision
7 OUTCROP LANE, ROCK GLEN JACK'S POINT	CONTEXT PLAN	1 : 1000	1.1	B

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MIDDAY SUN

E

266°10'
56.85

19745

THE REMARKABLES VIEW

357°15'
12.07

SHELTERED COURTYARD

AFTERNOON COURTYARD

CONSTRUCTION CONTAINER

STEP TANK

FL 358

FL 355.2

186°12'
30.48

21590

WESTERLY WINDS

269°33'
43.82

269°33'
12.12

SOUTHERLY WINDS

357°15'
10.75

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artur@artektus.com
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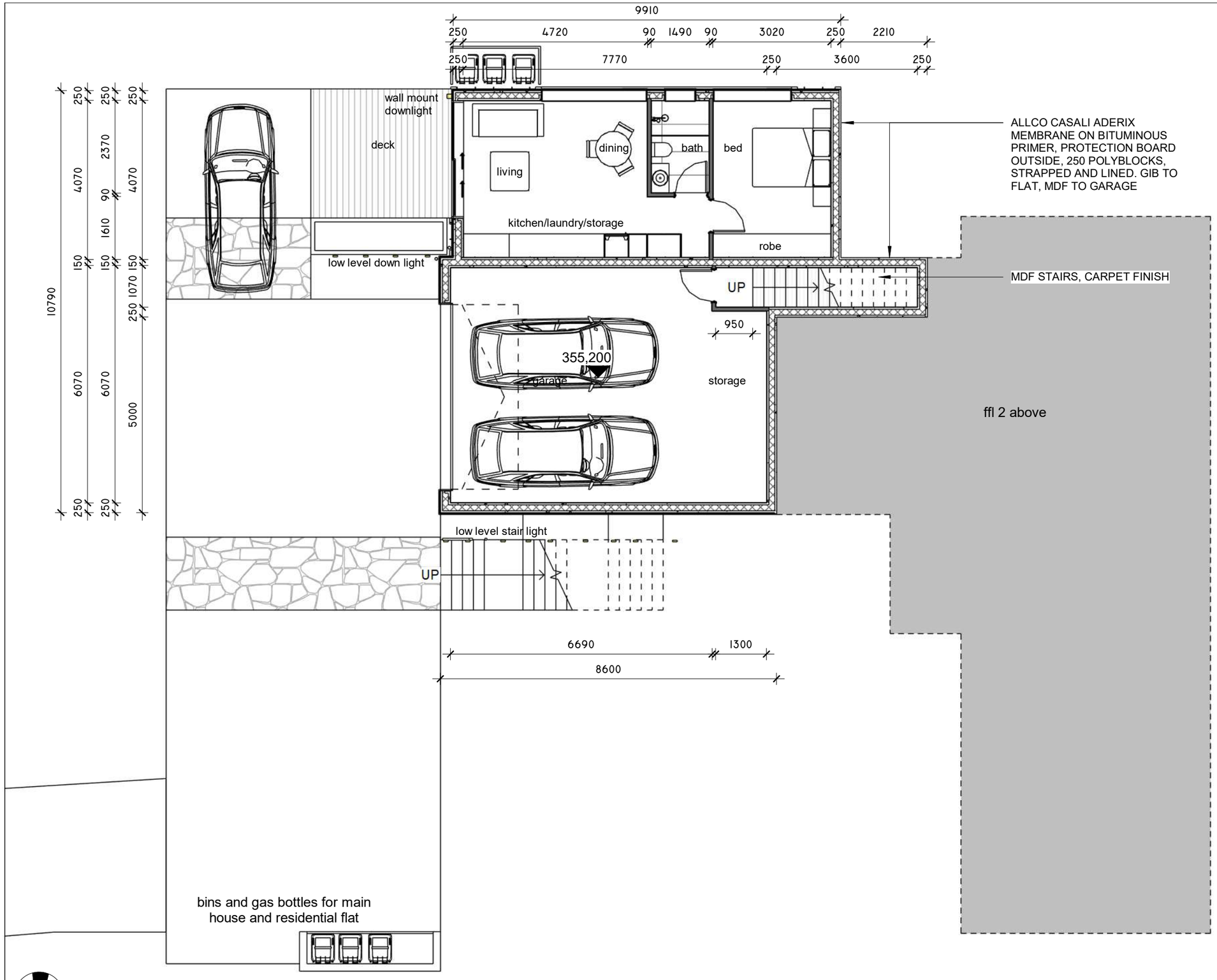
Project Title: 7 OUTCROP LANE, ROCK GLEN
JACK'S POINT

Drawing Title: SITE PLAN

Scale @ A3: 1 : 200

Drawing No.: 1.2

Revision: B



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architecture
Mob 021 217 9164
artur@artektus.com
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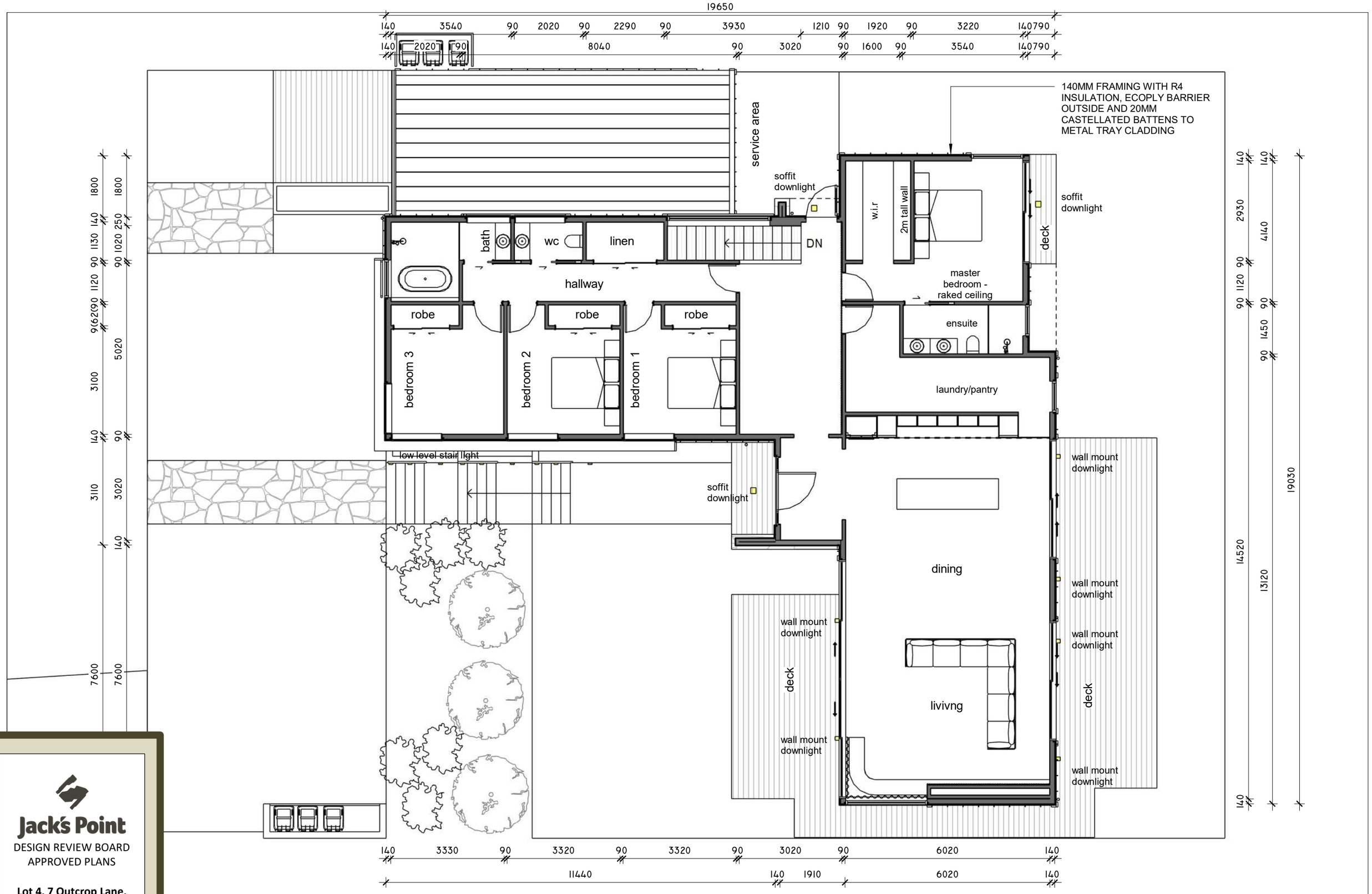
Project Title: 7 OUTCROP LANE, ROCK GLEN JACK'S POINT

Drawing Title: FFL 1 FLOOR PLAN

Scale @ A3: 1 : 100

Drawing No.: 1.3

Revision: B



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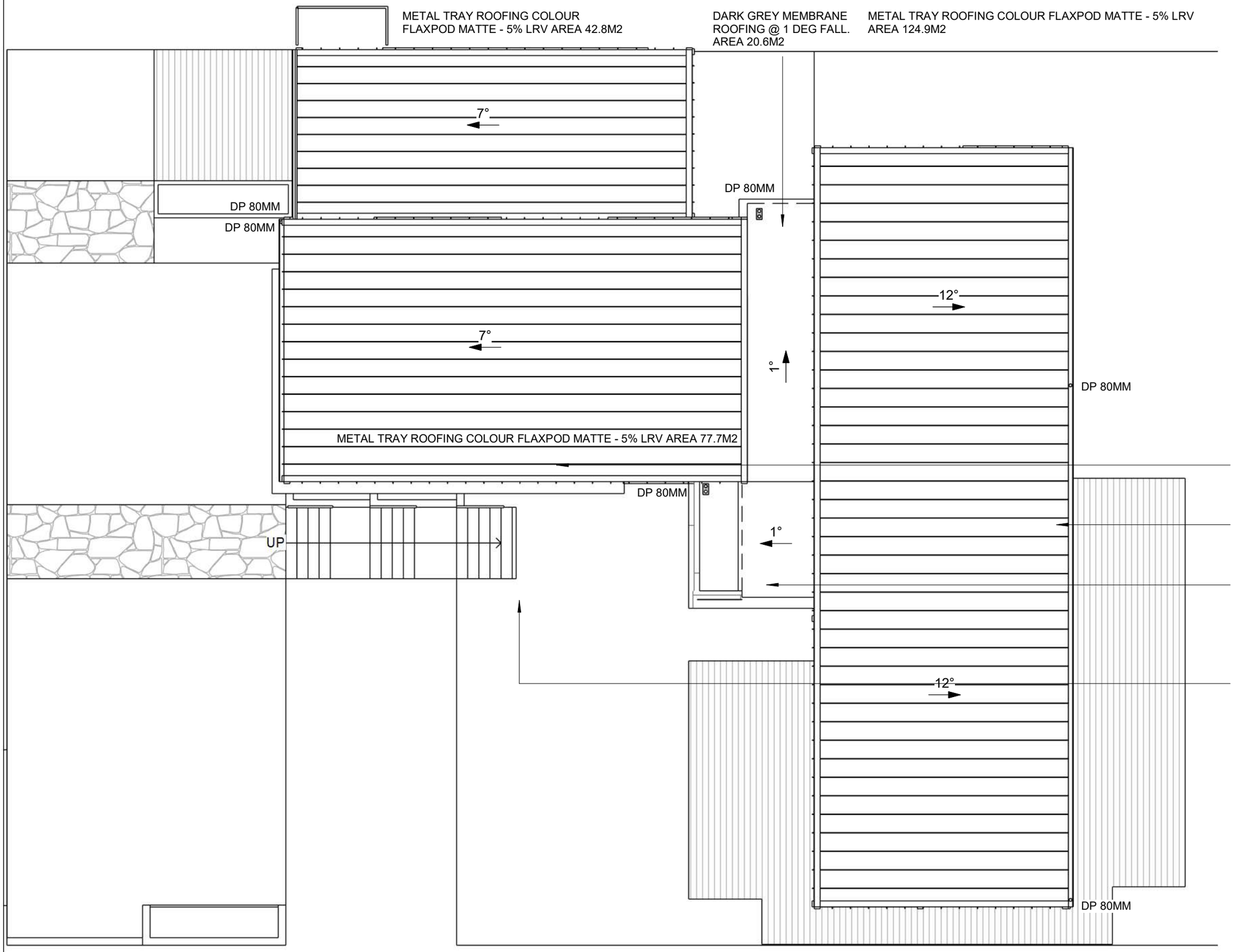
Project Title: 7 OUTCROP LANE, ROCK GLEN JACK'S POINT

Drawing Title: FFL 2 FLOOR PLAN

Scale @ A3: 1 : 100

Drawing No.: 1.4

Revision: B



ALUMINUIM LOUVRES PAINTED FLAXPOD LRV 6%

METAL TRAY ROOFS - FLAXPOD MATTE LRV 6%

MEMBRANE ROOFING COLOUR DARK GREY OR BLACK

ANY FLUES, ALL FLASHINGS (INCLUDING AROUND SKYLIGHTS), PIPE PENETRATIONS, SKYDISH ETC TO BE PAINTED FLAXPOD LRV 6%

TOTAL ROOF AREA:	266M2
METAL TRAY ROOFS:	245.4M2
MEMBRANE FLAT ROOFS:	20.6M2 = 8%

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architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

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Project Title: 7 OUTCROP LANE, ROCK GLEN JACK'S POINT

Drawing Title: ROOF PLAN

Scale @ A3: 1 : 100

Drawing No.: 1.5

Revision: B

2.1 LAYOUT

2.1.1 Buildings and site features shall be located to consider environmental conditions, views, and privacy to adjoining neighbours without limiting any building envelope.

2.2 EARTHWORKS AND RETAINING

2.2.1 Landform shaping, retaining, and landscaping shall be designed to minimise steep batter slopes. Any batter slopes are to be no steeper than a 1:3 slope.
All slopes and mounding shall appear natural and where possible seamlessly connect to existing landform/contours.
Where sites are sloping, the built form is to work with the contour and existing landform, stepping buildings to align with the topography.
The built form should not rely on bulk earthworks to rectify the imposition of flat buildings on a sloping site.
Earthworks shall be restricted to the immediate surrounding area of the building.

2.2.2 **Terraced walls** are preferred over single large retaining walls. The preferred material for retaining walls is locally sourced schist, or materials consistent with the architectural response, at the discretion of the DRB.

4.1 BUILT FORM

4.1.1 Built form should be designed to avoid long continuous length's of single forms. Break's in built form should be used to mitigate this.

4.2 ROOF FORMS
4.2.1 Roof forms should reference the "rural" nature of the development. Modern interpretations of traditional farming / rural roof forms are encouraged. Roof forms should be simple without stacked roofs, hips, valleys or similarly complex forms.

4.2.2 Roof pitch shall be between 20 – 45 degrees. **Single pitched roofs** shall be pitched between 11 and 16 degrees. Flat roofs shall be used as secondary roof forms only.

Single pitch roofs have been proposed - 12 degree and a lean-to form of 7 degrees. The lower slope of the roof has been justified due to visual appearance, surrounding context, providing low build forms allowing views and sun into the neighbour's properties.

The roof pitch differ from the Guideline but the resulting house will fit within the overall objectives and provide a different modern interpretation of the objectives in this development.

3.3 MOUNDING AND LANDFORM

3.3.1 Any mounding or landform created shall blend with the existing topography and mimic existing landforms.

3.3.2 Mounding shall not be used as a boundary treatment to more than one side of the property.

3.4 EXTERIOR LIGHTING

3.4.1 Low-intensity, low-level indirect down lighting sources are to be used for all exterior lighting applications.

3.4.2 Floodlighting or accent lighting is not permitted.

3.5 MATERIALS
3.5.1 Materials used for landscape features such as decks, pergolas, timber slat screens, fireplaces or retaining walls etc. are to complement architectural materials where possible to form continuity between the landscape and architecture.



CEMENT PLASTER FINISH (NATURAL CONCRETE LOOK)





FLAXPOD MATTE METAL TRAY ROOFING AND FLASHING

Roof forms reference the "rural" nature of the development. Modern interpretations of traditional farming / rural roof forms has been proposed. Two main simple shape rectangular roofs, with one being subservient lean-to structure of a lower slope, and the main monopitch roof with high windows facing the Remarkables

4.3 BUILDING HEIGHT

4.3.1 The maximum height of buildings within the Rural Living area shall be 5m, in accordance with rule 41.5.1.2 in Chapter 41 of the QLDC District Plan. In this case, building height would be defined as 5m above existing ground level.

4.4 MATERIALS AND COLOUR

4.4.1 CLADDING
Use of multiple types of cladding on a proposal are to be limited.

4.4.2 EXTERNAL WALLS
Exterior wall cladding shall be either:
• Timber (Vertically or Horizontally clad).
• Timber Weatherboards
• Timber Board and Batten
• Concrete
• Bagged Brick
• Approved metal cladding (eg. Corrugated Metal Cladding, Metal Roofing, with a standing seam steel tray, Zinc Tray)
• Concrete Block (as a secondary cladding only).

4.4.3 ROOFING
Roofing shall be either:
• Corrugated Metal Cladding
• Metal Roofing, with a standing seam steel tray
• Zinc Tray (Black)
• Corten Steel
• Grass or Gravel / Shingle Roof
• Timber Rainscreen Cladding
• Membrane roofing systems (for secondary flat roof sections only, in dark grey to black tones).

4.4.4 Materials should be used to reduce the visual massing of large buildings to assist in creating a finer grain of collective built form.

4.4.5 Colours used are to relate to the surrounding environment, and are to be recessive with a maximum LRV of 30%. All colours shall be befitting of the Rural Context.

4.4.6 Paint is to be a matt finish.

4.4.7 Bright coloured doors are not considered acceptable.

4.4.8 Stain colours shall be of a natural hue. Redwood type stains are not considered acceptable.





4.4.9 Any visible foundations are to be plastered and painted a colour that matches the cladding.

5.0 GARAGES / CAR PARKING
5.1 All homes within the Rural Living area should provide for a minimum covered parking area for 2 Cars. This may take the form of a double garage, or carports (or combination of the two).

3.0 LANDSCAPE

3.1 PLANTING

3.1.1 Planting on each lot shall be sourced from the Jack's Point Plant list within Chapter 41 of the QLDC District Plan.

3.1.2 Exotic Planting is permitted so long as this does not exceed 25% of the total planting area. All exotic planting should be confined to the immediate context of the house or areas that are not highly visible from neighbouring properties.

3.1.3 Planting areas shall be designed to integrate into any existing native vegetation, to ensure a consistent landscape outcome that does not contrast to existing vegetation
patterns.

3.2 BOUNDARY TREATMENTS

3.2.1 Boundary treatments within the Rural Living area are to be:
Stone Boundary walls which shall be either:
• A maximum height of 1.5m dry stack and constructed of schist stone, with a vertical capping stone; or
• A maximum height of 1.5m dry stacked schist stone with a flat top.
Fencing, which shall be:
No greater than 1.20m in height and be:
Macrocarpa post and wire, post and rail, or a combination of the two. Mesh is permitted to be fitted to the fencing above for the
purposes of pest control and controlling pets.
Servicing areas shall be screened by way of a:
• 1.8m high semi permeable screen of materials consistent with that of the house.

Artektus
architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

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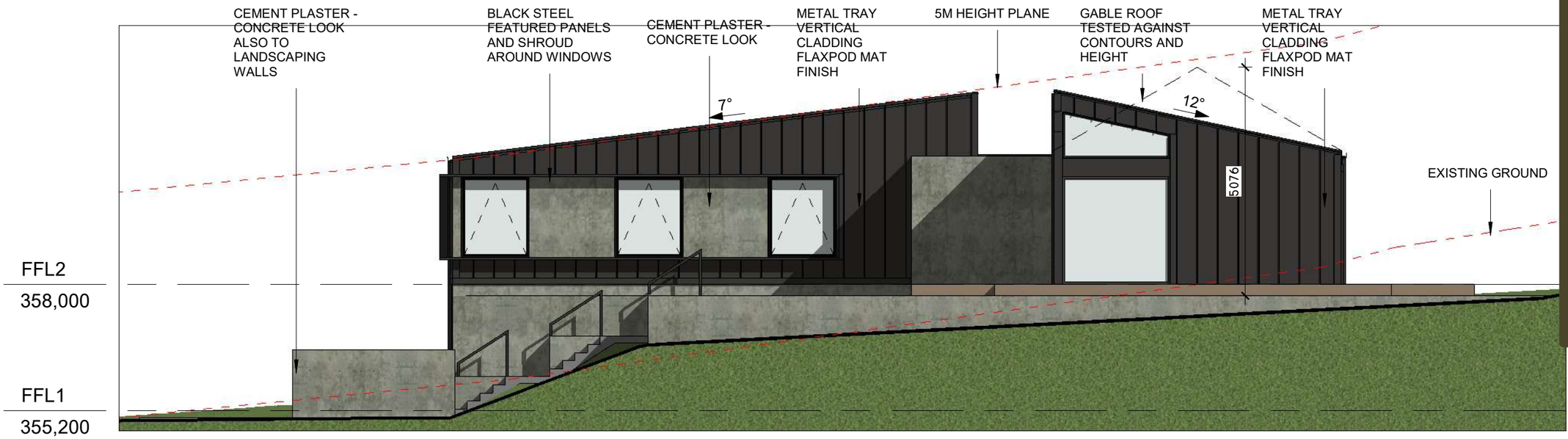
Project Title
7 OUTCROP LANE, ROCK GLEN
JACK'S POINT

Drawing Title
3D VIEW AND DESIGN STATEMENT

Scale @ A3

Drawing N

Jack's Point
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TOTAL NORTH FACING WALLS AREA 76.9M2

TOTAL NORTH FACING WINDOWS AREA
15.6M2 = 20% OF WALL AREA

1 / 2.1 **NORTH**
1 : 100

ROOF FORMS - THE LEAN-TO AND THE MONOPITCH ROOF FORM A VISUAL RESEMBLANCE OF THE HILL SHAPES IN THE BACKGROUND



TOTAL SOUTH FACING WALLS AREA 94.3M2

TOTAL SOUTH FACING WINDOWS AREA
16.2M2 = 17% OF WALL AREA

2 / 2.1 **SOUTH**
1 : 100

CEMENT PLASTER FINISH (NATURAL CONCRETE LOOK)





FLAXPOD MATTE METAL TRAY ROOFING AND FLASHING

Jack's Point
DESIGN REVIEW BOARD APPROVED PLANS

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Artektus architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

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B	DRB RFI 1	21.01.26
A	CONCEPT 1	16.10.25

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Project Title: 7 OUTCROP LANE, ROCK GLEN JACK'S POINT

Drawing Title: ELEVATION

Scale @ A3: 1 : 100

Drawing No.: 2.1

Revision: B

METAL TRAY VERTICAL CLADDING FLAXPOD MAT FINISH

BLACK STEEL FEATURED PANELS AND SHROUD AROUND WINDOWS, AND HORIZONTAL LOUVRES

CEMENT PLASTER - CONCRETE LOOK

METAL TRAY VERTICAL CLADDING FLAXPOD MAT FINISH



TOTAL EAST FACING WALLS AREA 112M2

TOTAL EAST FACING WINDOWS AREA
43.6M2 = 39% OF WALL AREA

1 / 2.2 **EAST**
1 : 100

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METAL TRAY VERTICAL CLADDING FLAXPOD MAT FINISH



TOTAL WEST FACING WALLS AREA 55.1M2

TOTAL WEST FACING WINDOWS AREA
40.8M2 = 74% OF WALL AREA

2 / 2.2 **WEST**
1 : 100

Artektus
architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

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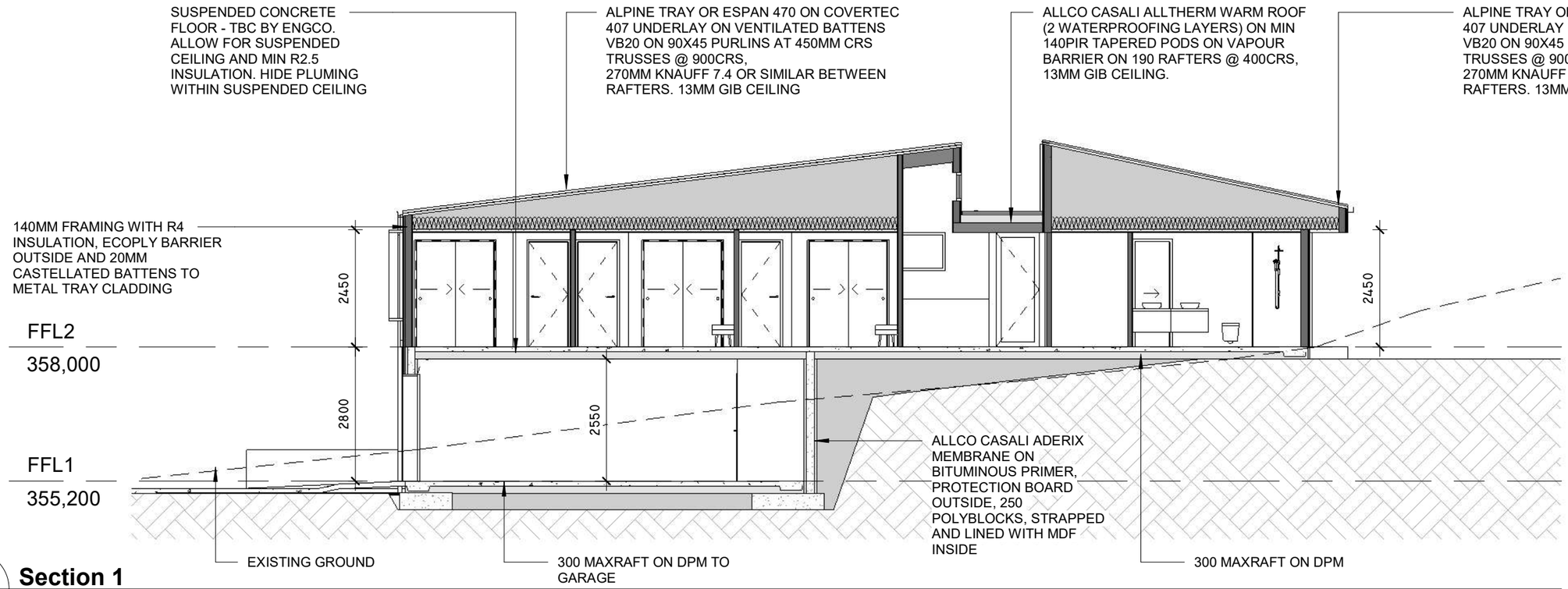
Project Title: 7 OUTCROP LANE, ROCK GLEN
JACK'S POINT

Drawing Title: ELEVATION

Scale @ A3: 1 : 100

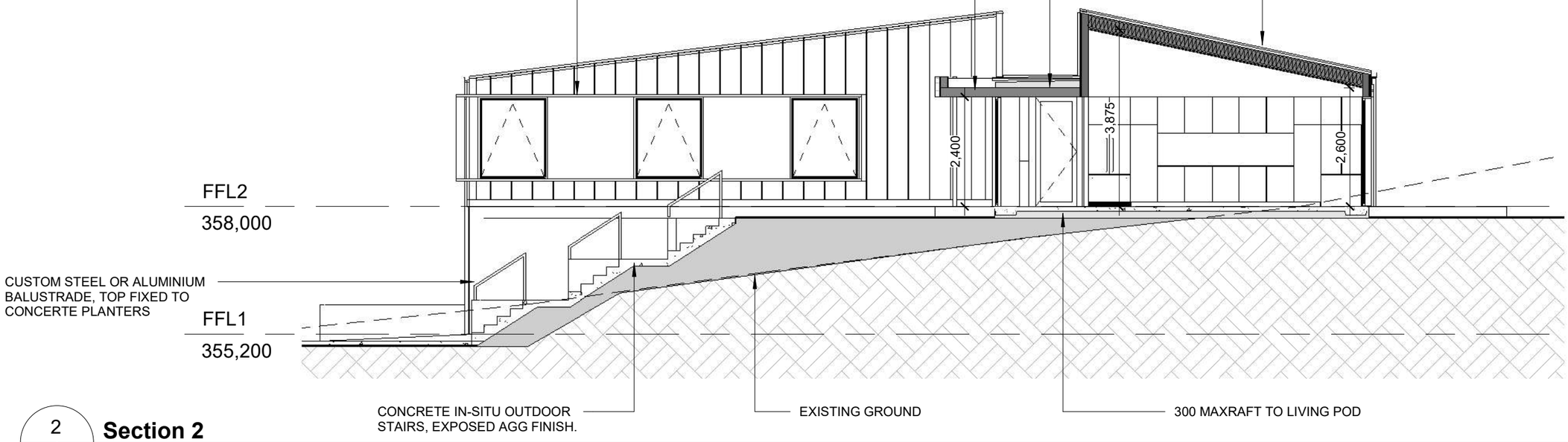
Drawing No.: 2.2

Revision: B



1 / 3.1 **Section 1**

1 : 100



2 / 3.1 **Section 2**

1 : 100

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artur@artektus.com
www.artektus.com

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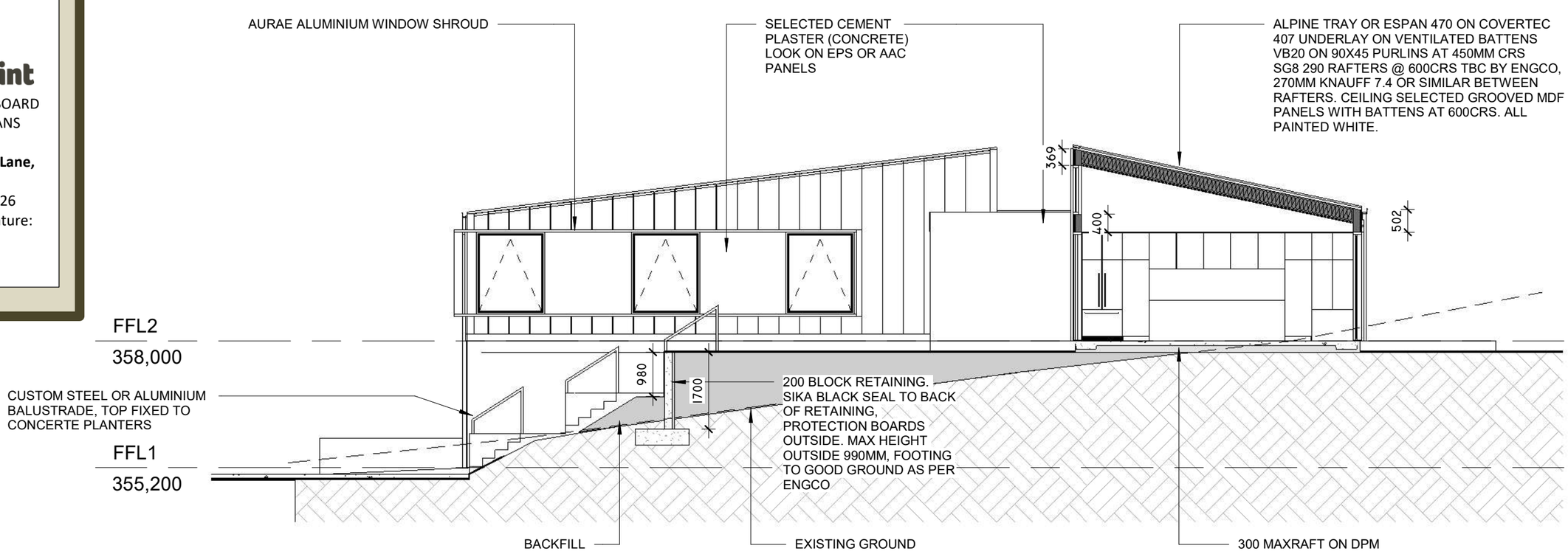
JP DRB APPROVAL

Project Title	Drawing Title	Scale @ A3	Drawing No.	Revision
7 OUTCROP LANE, ROCK GLEN JACK'S POINT	CROSS SECTIONS	1 : 100	3.1	

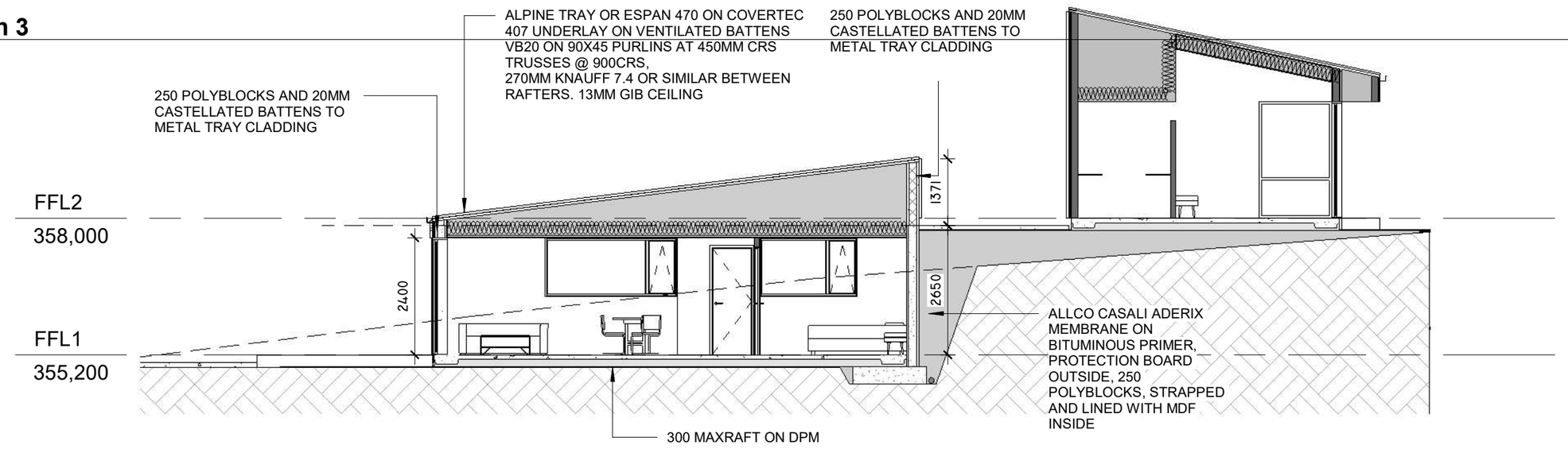
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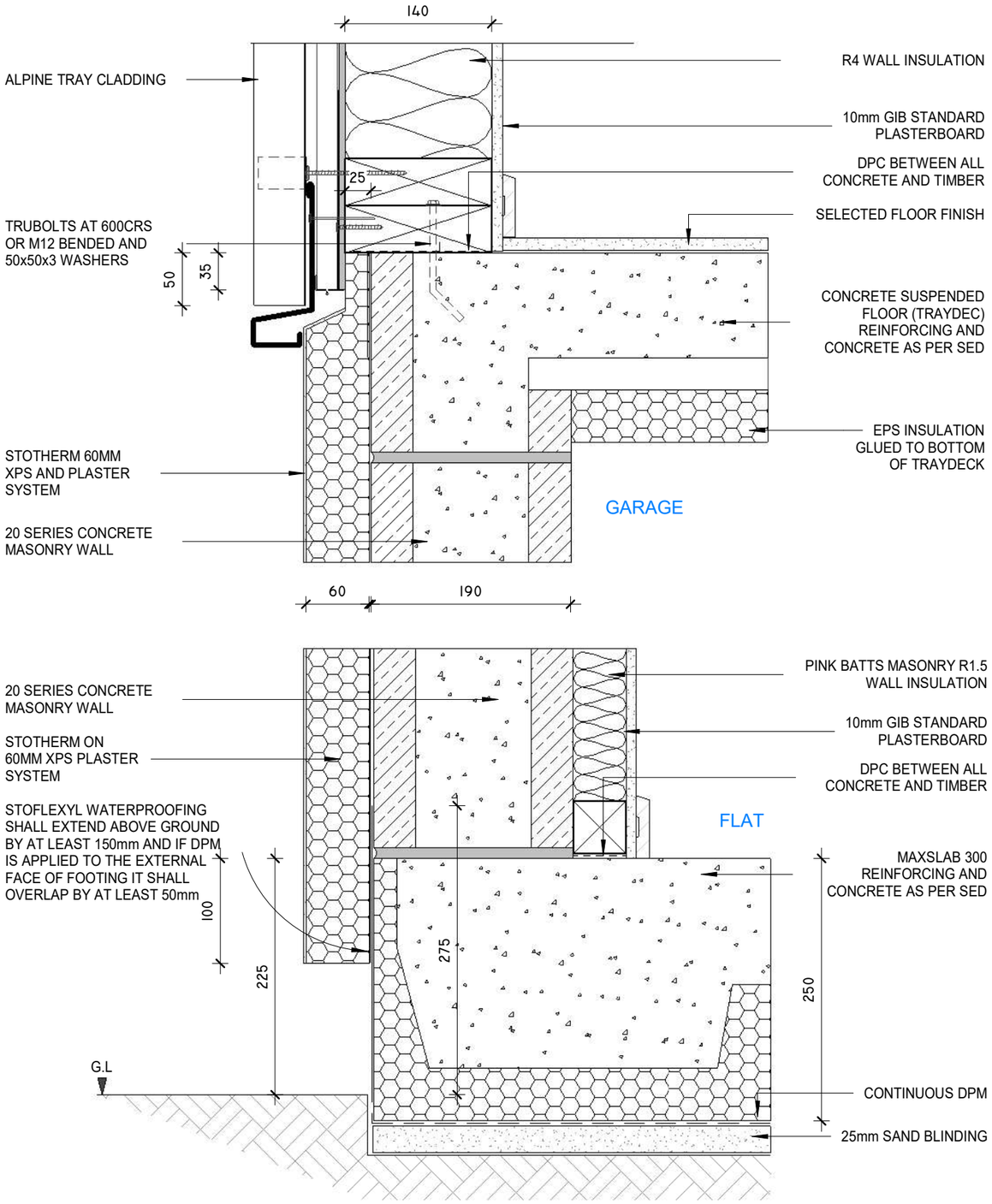


1 / 3.2 **Section 3**
1 : 100



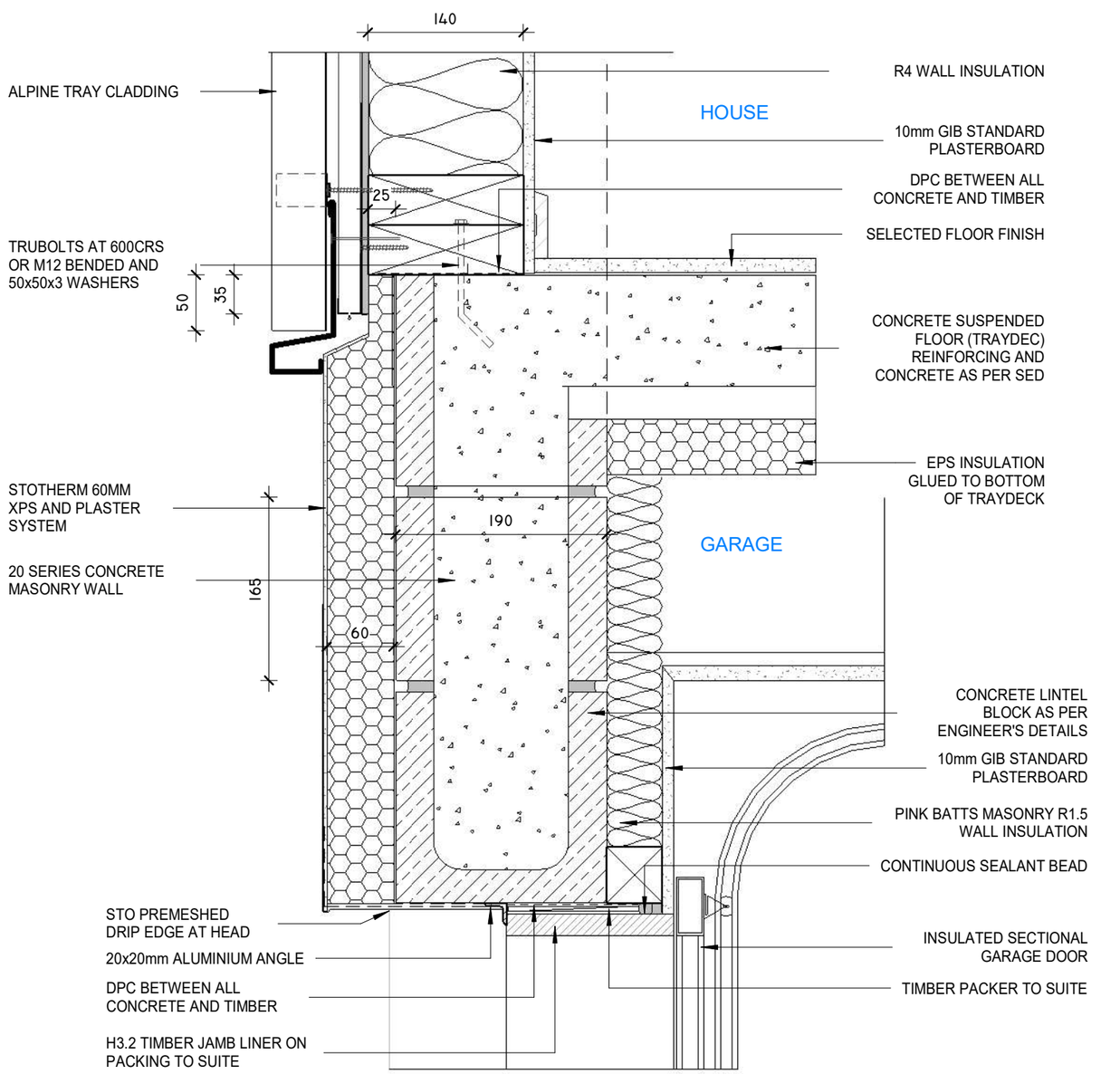
2 / 3.2 **Section 4**
1 : 100

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1 / 4.1 **CHANGE OF CLADDING**

1 : 5



2 / 4.1 **GARAGE DOOR HEAD DETAILS**

1 : 5

Jack's Point

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Lot 4, 7 Outcrop Lane, Rock Glen

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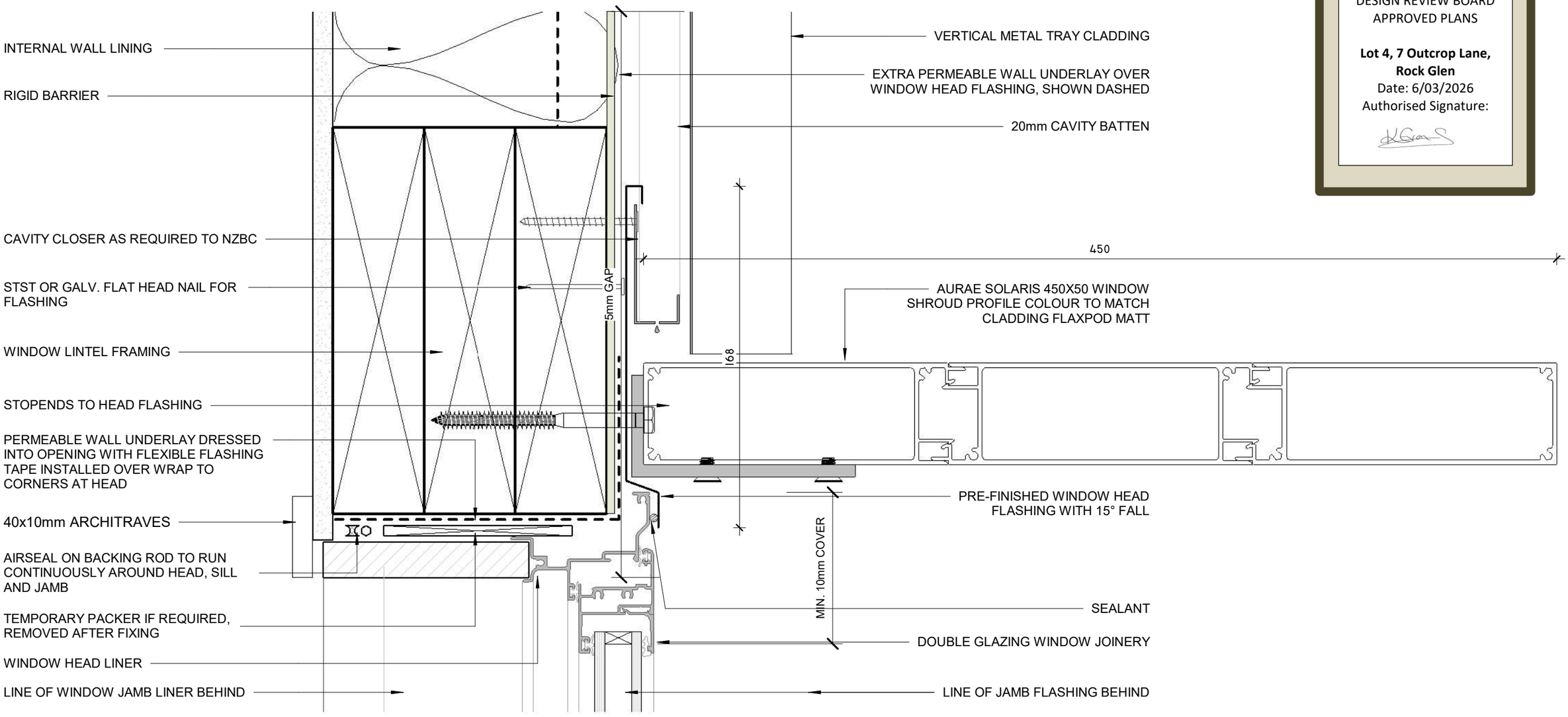
Rev	Revision Description	Date

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Project Title: 7 OUTCROP LANE, ROCK GLEN JACK'S POINT

Drawing Title: BLOCK WALL CHANGE OF CLADDING DETAILS

Scale @ A3: 1 : 5



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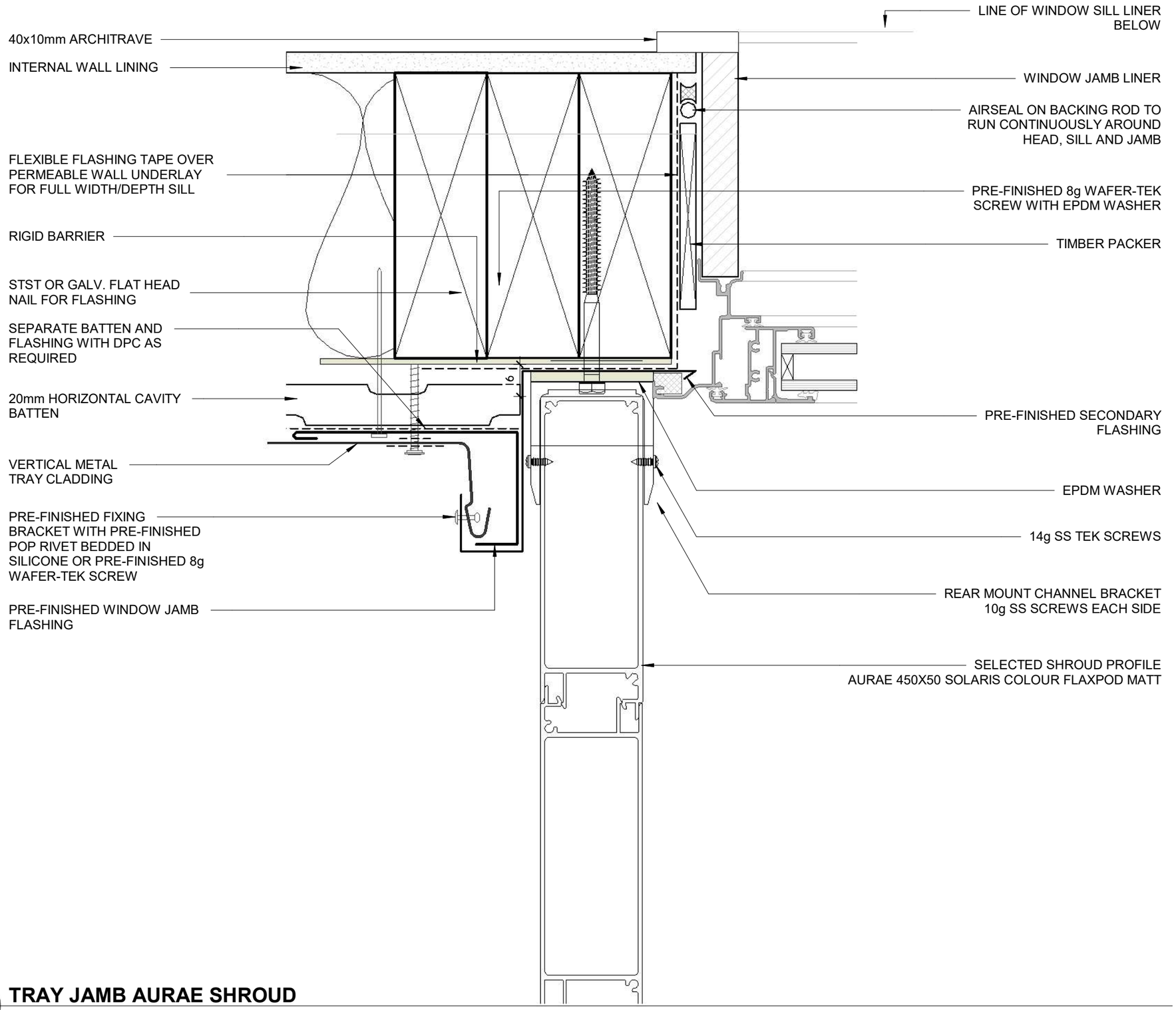
1 / 4.2 **TRAY HEAD AURAE SHROUD**
1 : 2

Artektus
architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

JP DRB APPROVAL

Project Title	Drawing Title	Scale @ A3	Drawing No.	Revision
7 OUTCROP LANE, ROCK GLEN JACK'S POINT	WINDOW HEAD AND AURAE WINDOW SHROUD DETAIL	1 : 2	4.2	



1 / 4.3

TRAY JAMB AURAE SHROUD

1 : 2

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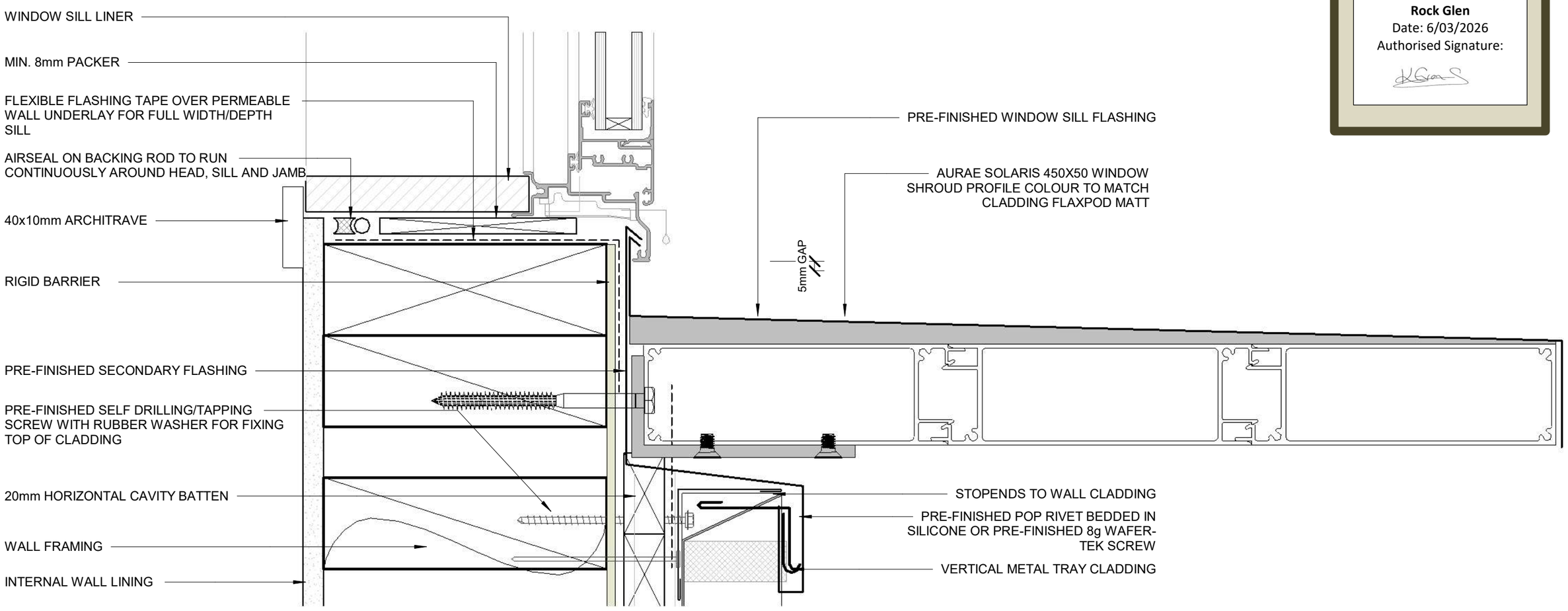
Rev	Revision Description	Date

JP DRB APPROVAL

Project Title	Drawing Title	Scale @ A3	Drawing No.	Revision
7 OUTCROP LANE, ROCK GLEN JACK'S POINT	WINDOW JAMB WITH AURAE SHROUD	1 : 2	4.3	

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1 / 4.4 **TRAY SILL AURAE SHROUD**
1 : 2

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artur@artektus.com
www.artektus.com

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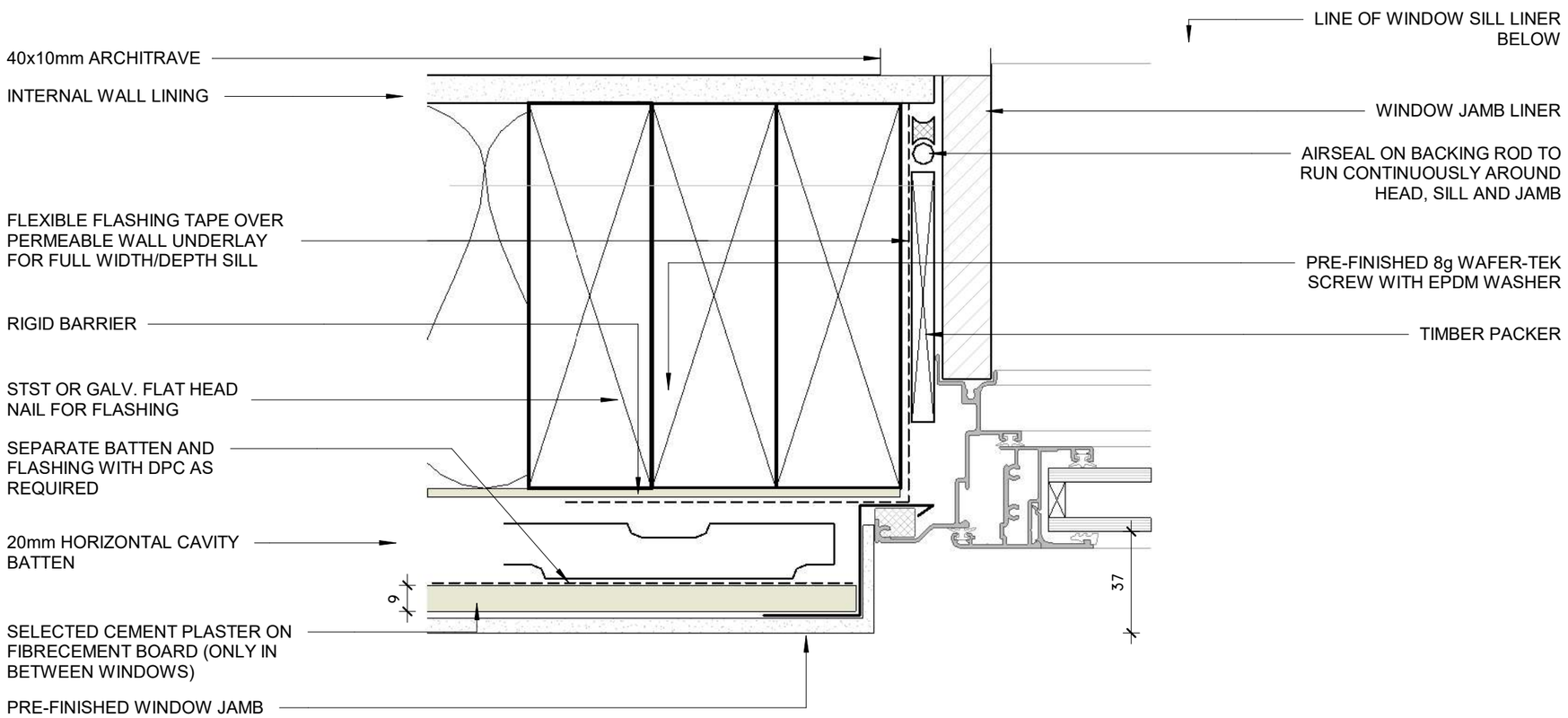
Project Title: 7 OUTCROP LANE, ROCK GLEN JACK'S POINT

Drawing Title: WINDOW SILL WITH AURAE SHROUD

Scale @ A3: 1 : 2

Drawing No.: 4.4

Revision:



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1
4.5

PLASTER ON BOARD JAMB

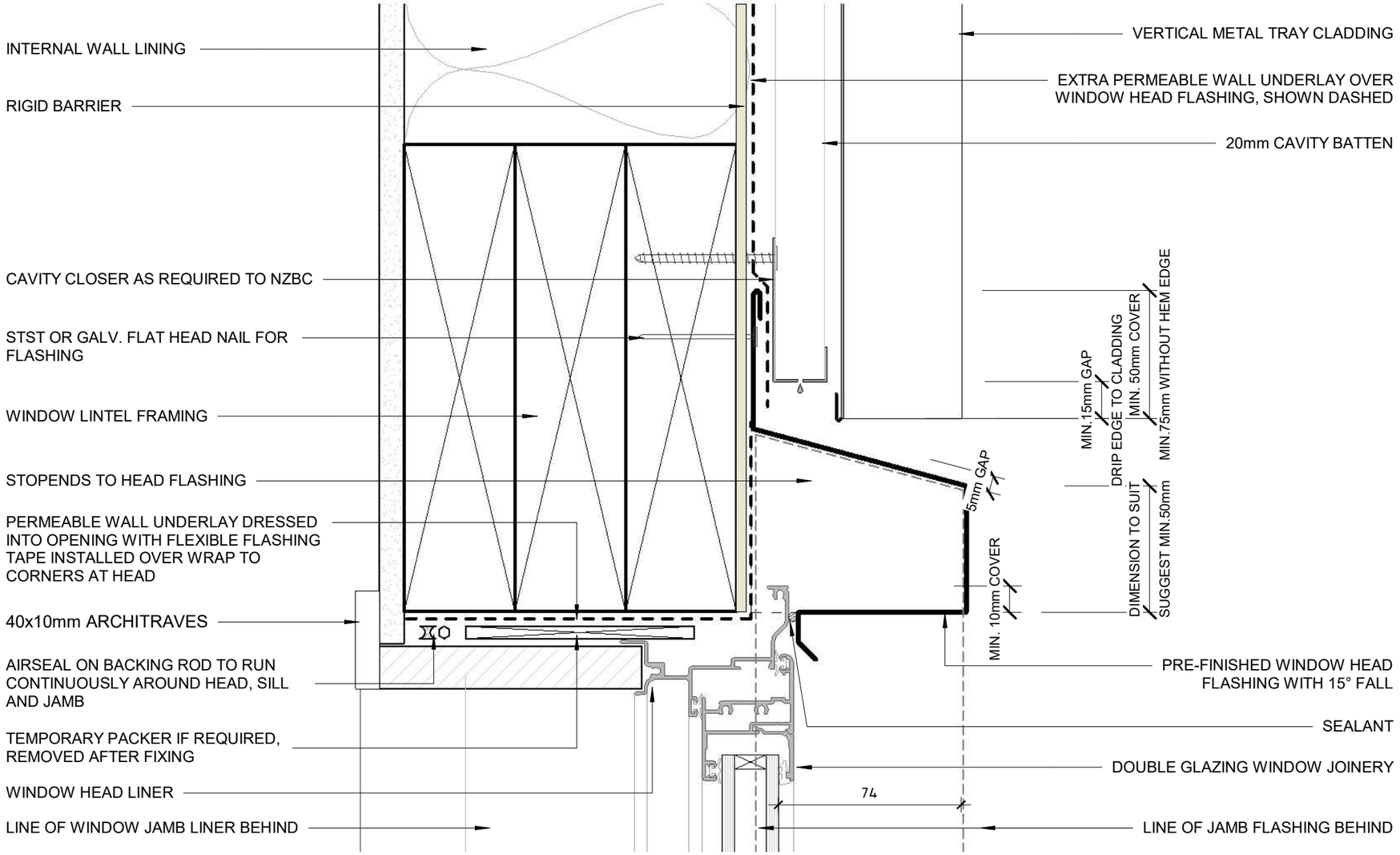
1 : 2

Artektus
architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

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Project Title	Drawing Title	Scale @ A3	Drawing No.	Revision
7 OUTCROP LANE, ROCK GLEN JACK'S POINT	WINDOW JAMB PLASTER BETWEEN WINDOWS ONLY	1 : 2	4.5	



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JP DRB APPROVAL

Project Title: 7 OUTCROP LANE, ROCK GLEN JACK'S POINT

Drawing Title: METAL TRAY HEAD DEATILS

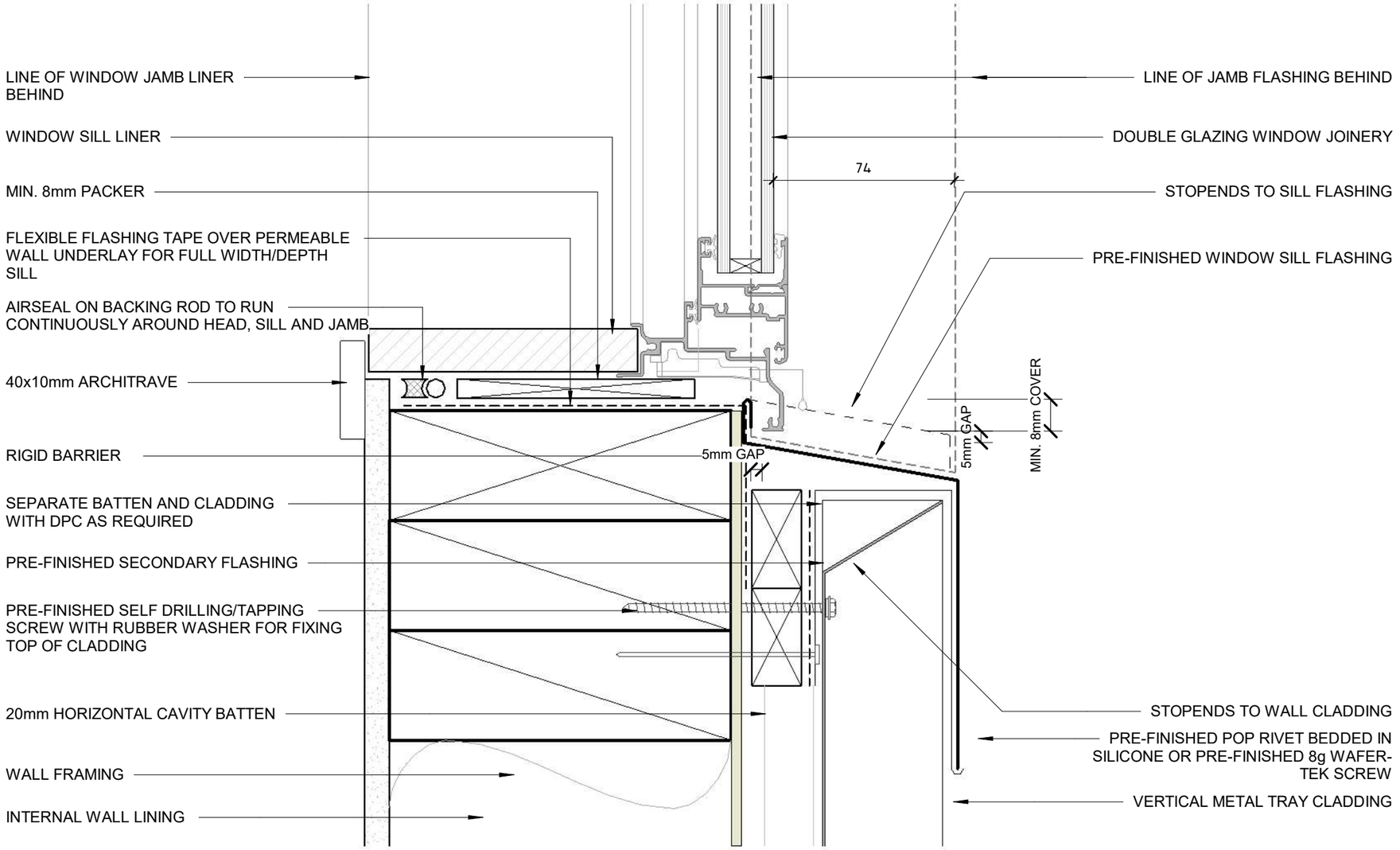
Scale @ A3: 1 : 2

Drawing No.: 4.6

Revision: B

Jack's Point
DESIGN REVIEW BOARD
APPROVED PLANS

Lot 4, 7 Outcrop Lane, Rock Glen
Date: 6/03/2026
Authorised Signature:

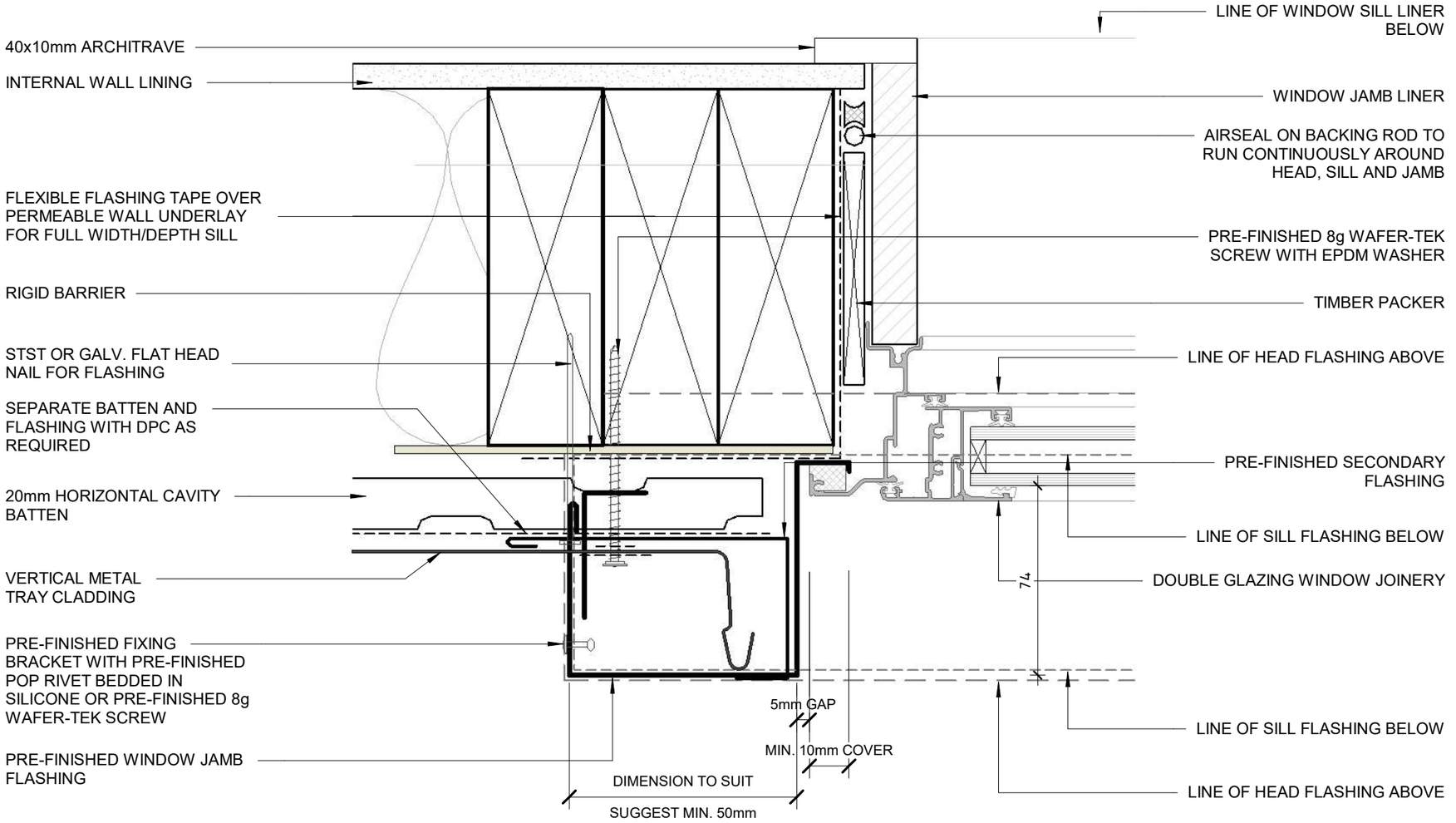


Artektus
architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

JP DRB APPROVAL

Project Title	Drawing Title	Scale @ A3	Drawing No.	Revision
7 OUTCROP LANE, ROCK GLEN JACK'S POINT	METAL TRAY SILL DETAILS	1 : 2	4.7	



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architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

JP DRB APPROVAL

Project Title: 7 OUTCROP LANE, ROCK GLEN
JACK'S POINT

Drawing Title: METAL TRAY JAMB DETAILS

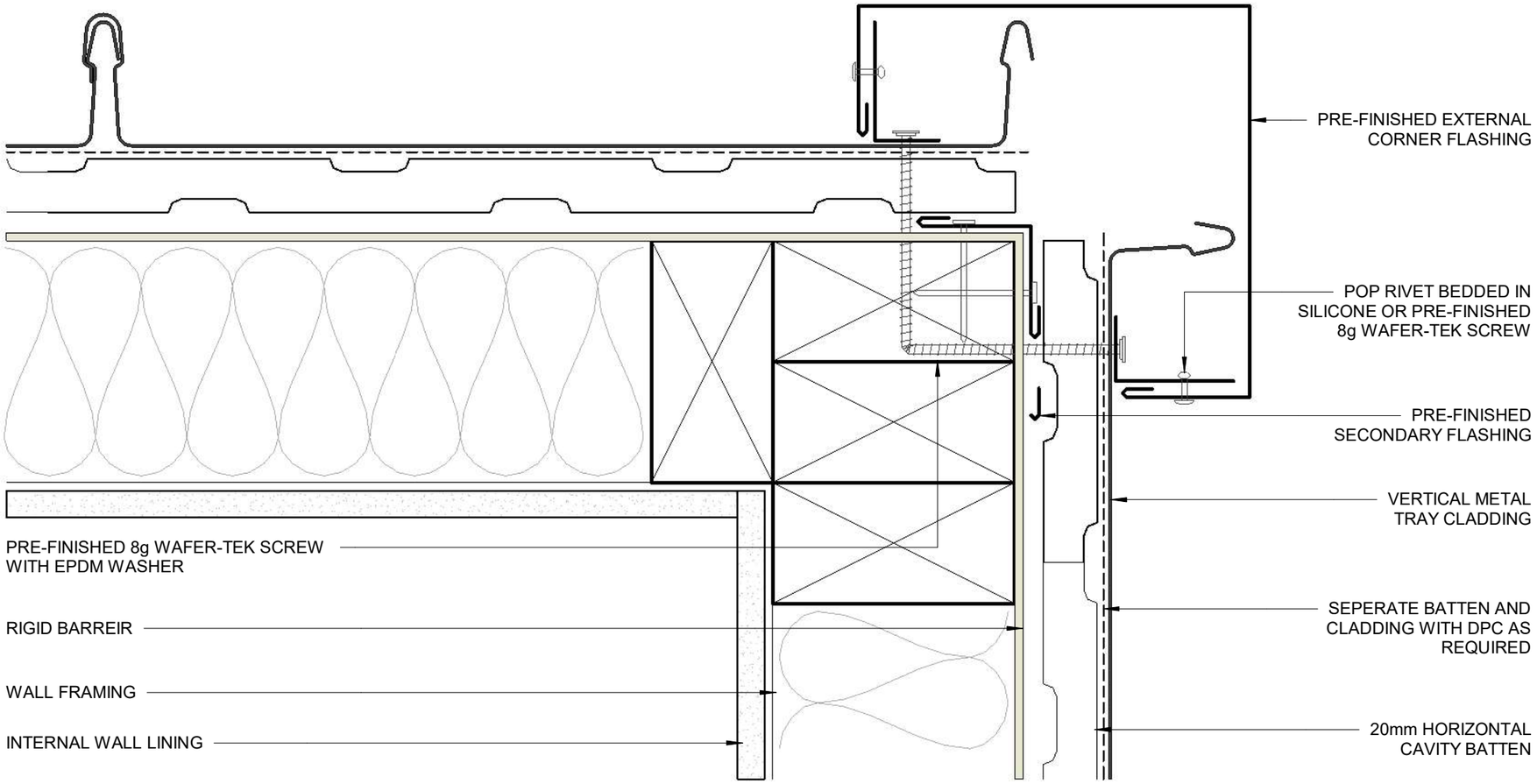
Scale @ A3: 1 : 2

Drawing No.: 4.8

Revision:

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architecture
Mob 021 217 9164
artur@artektus.com
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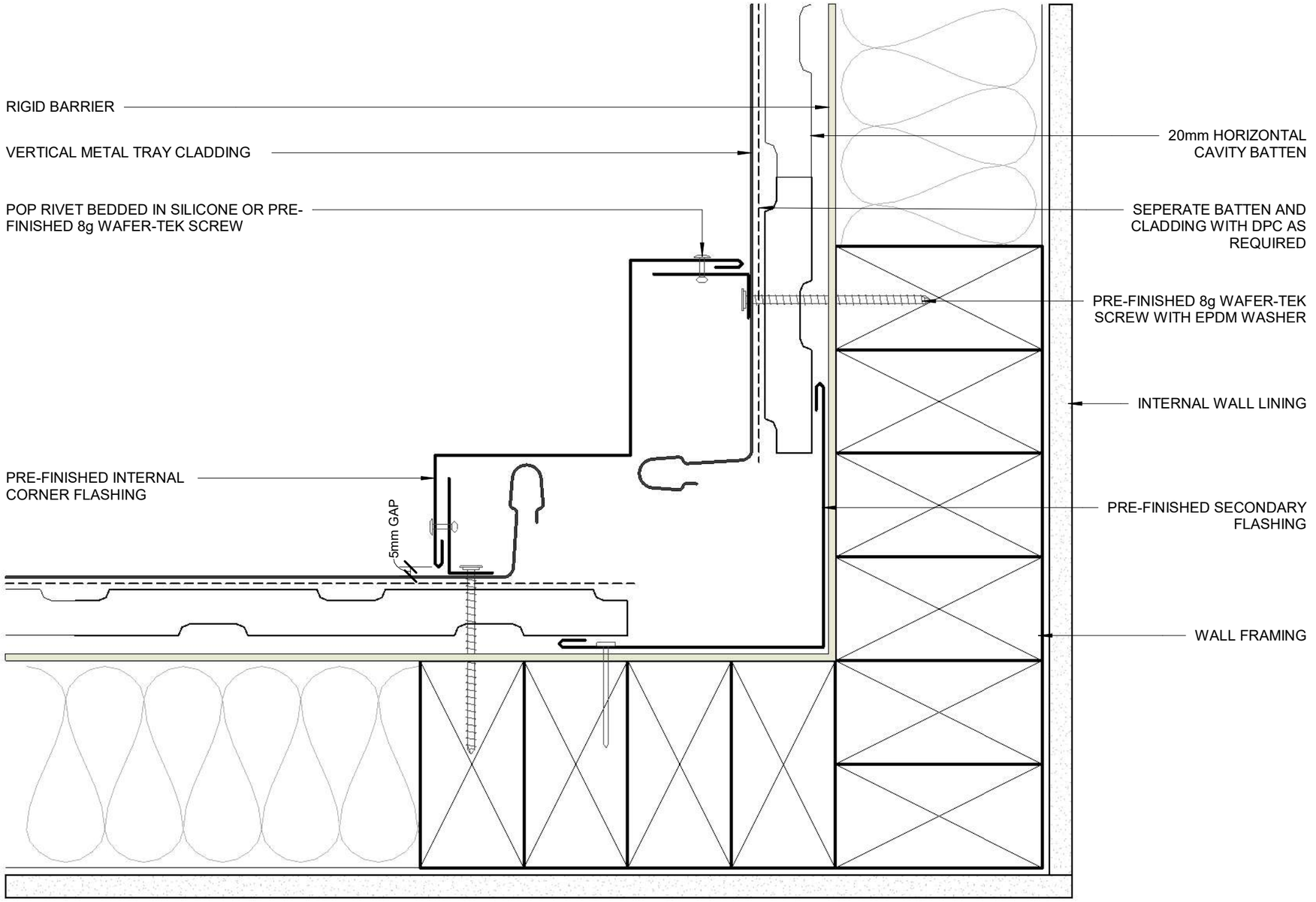
Rev	Revision Description	Date

JP DRB APPROVAL

Project Title	Drawing Title	Scale @ A3	Drawing No.	Revision
7 OUTCROP LANE, ROCK GLEN JACK'S POINT	TRAY - EXTERNAL CORNER	1 : 2	4.9	

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architecture
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artur@artektus.com
www.artektus.com

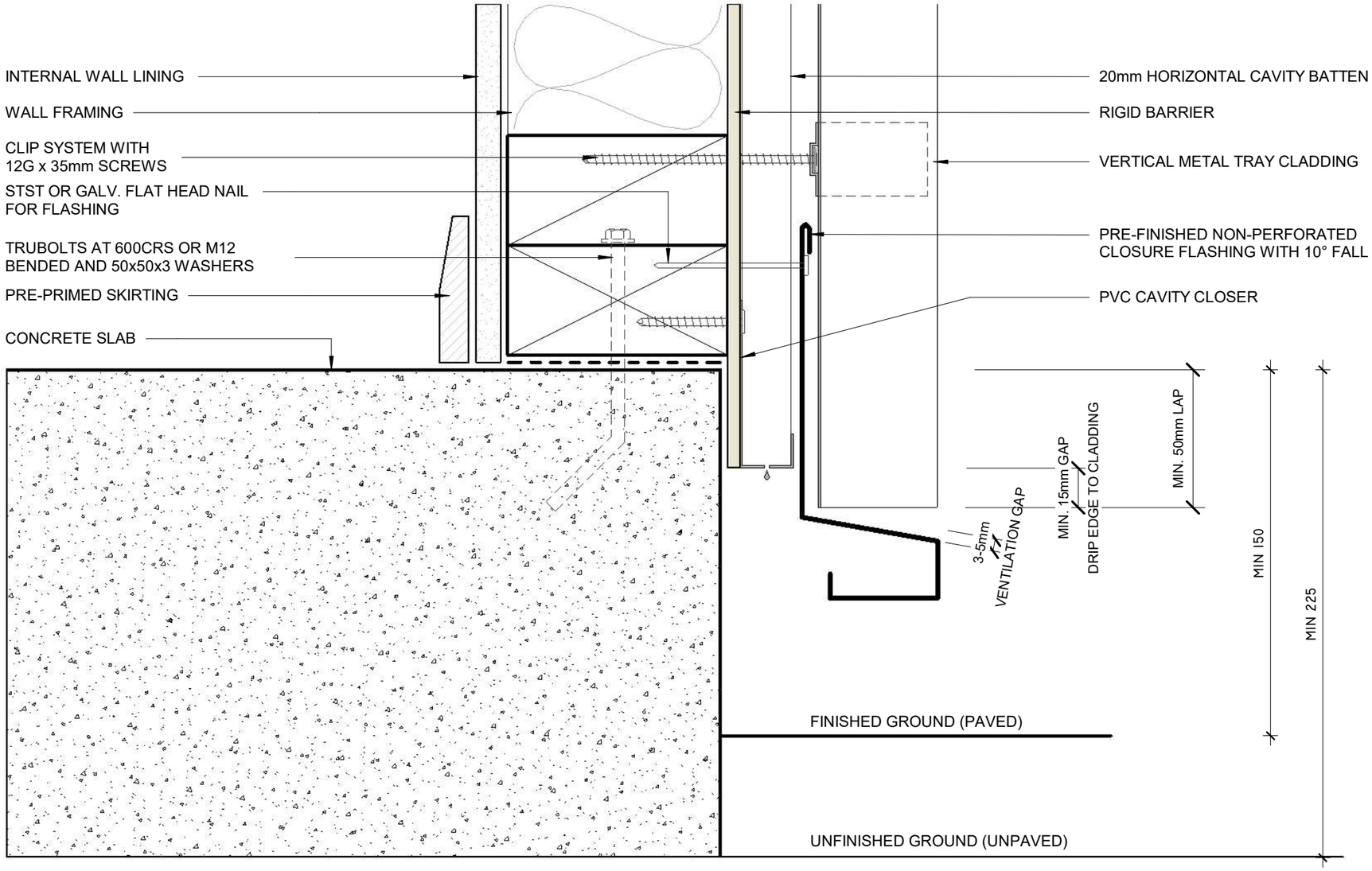
Rev	Revision Description	Date

JP DRB APPROVAL

Project Title	Drawing Title	Scale @ A3	Drawing No.	Revision
7 OUTCROP LANE, ROCK GLEN JACK'S POINT	TRAY - INTERNAL CORNER	1 : 2	4.10	

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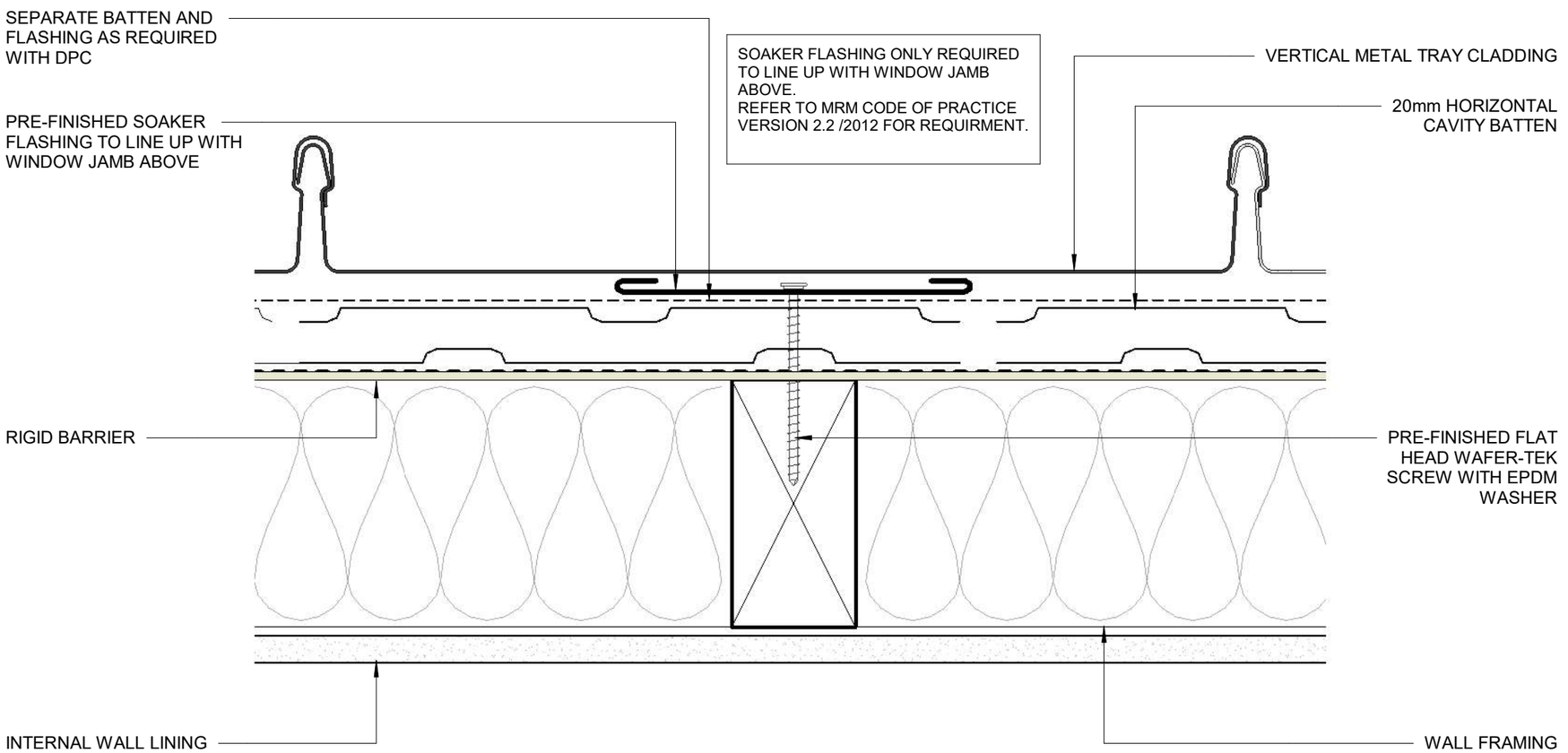
Rev	Revision Description	Date

JP DRB APPROVAL

Project Title	Drawing Title	Scale @ A3	Drawing No.	Revision
7 OUTCROP LANE, ROCK GLEN JACK'S POINT	TRAY - BOTTOM OF CLADDING	1 : 2	4.11	

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Artektus
architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

JP DRB APPROVAL

Project Title: 7 OUTCROP LANE, ROCK GLEN JACK'S POINT

Drawing Title: TRAY SOAKER FLASHING

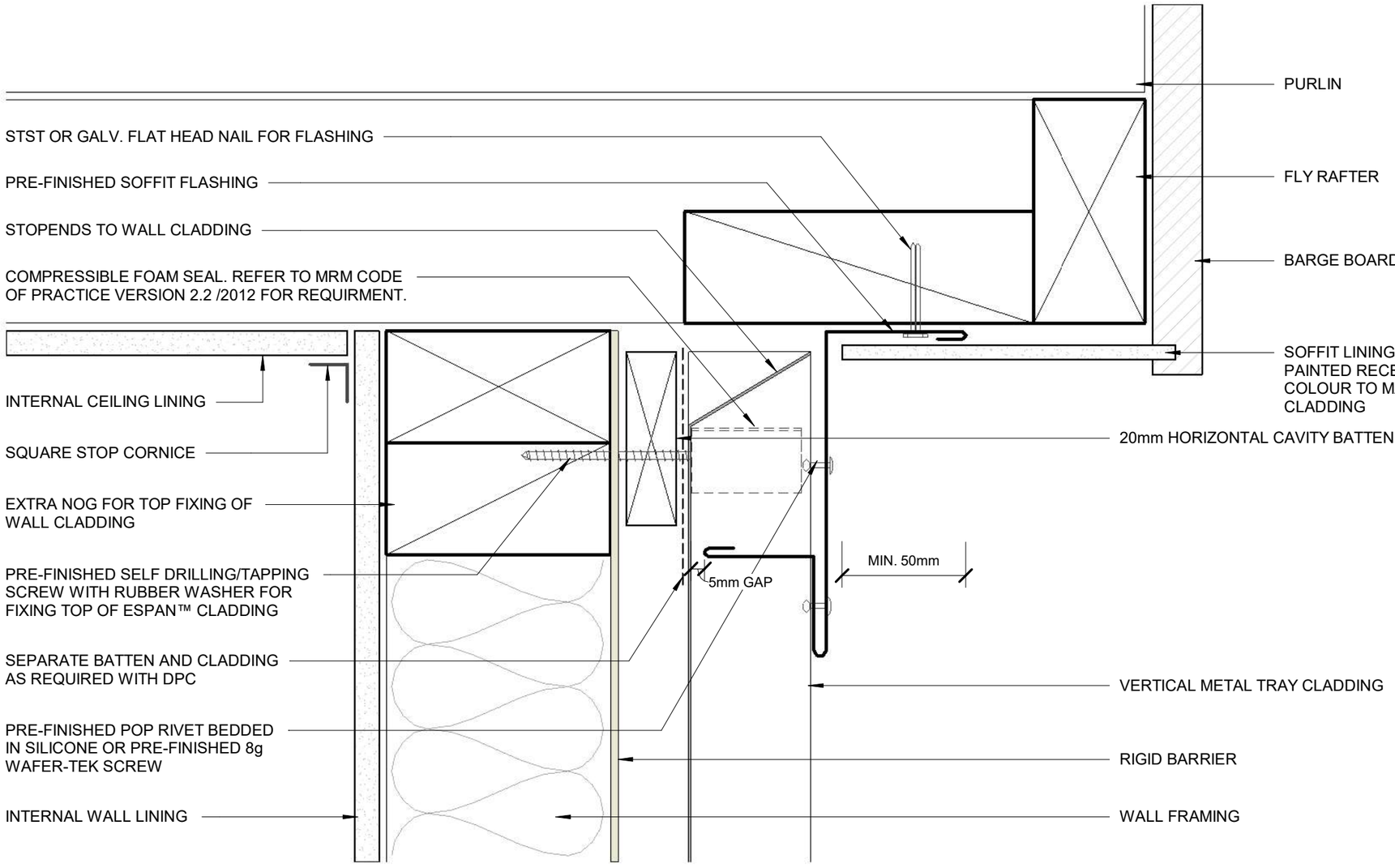
Scale @ A3: 1 : 2

Drawing No.: 4.12

Revision:

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Authorised Signature:

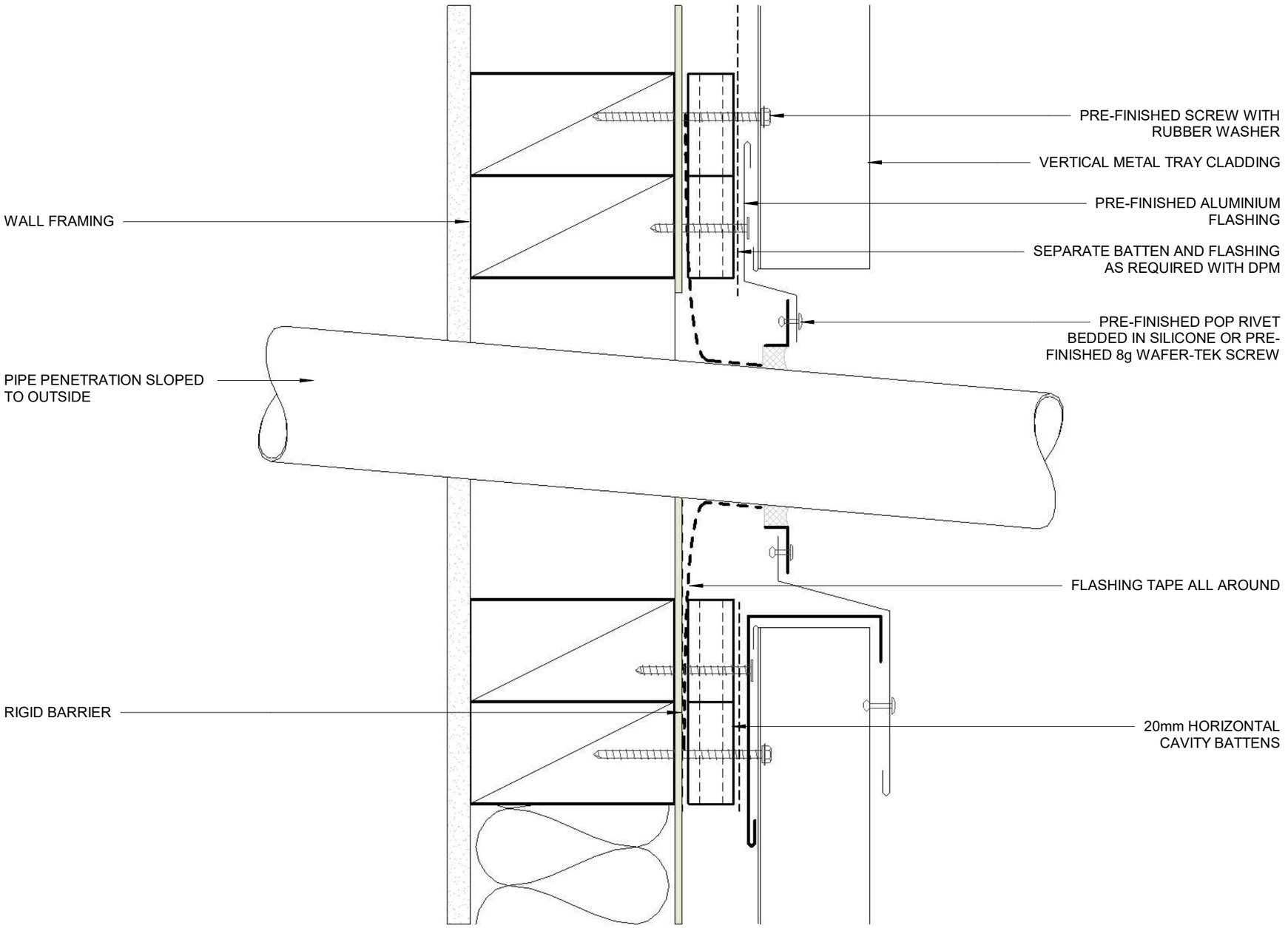


Artektus
architecture
Mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

JP DRB APPROVAL

Project Title	Drawing Title	Scale @ A3	Drawing No.	Revision
7 OUTCROP LANE, ROCK GLEN JACK'S POINT	TRAY SOFFIT DETAILS	1 : 2	4.13	



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artur@artektus.com
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Rev	Revision Description	Date

JP DRB APPROVAL

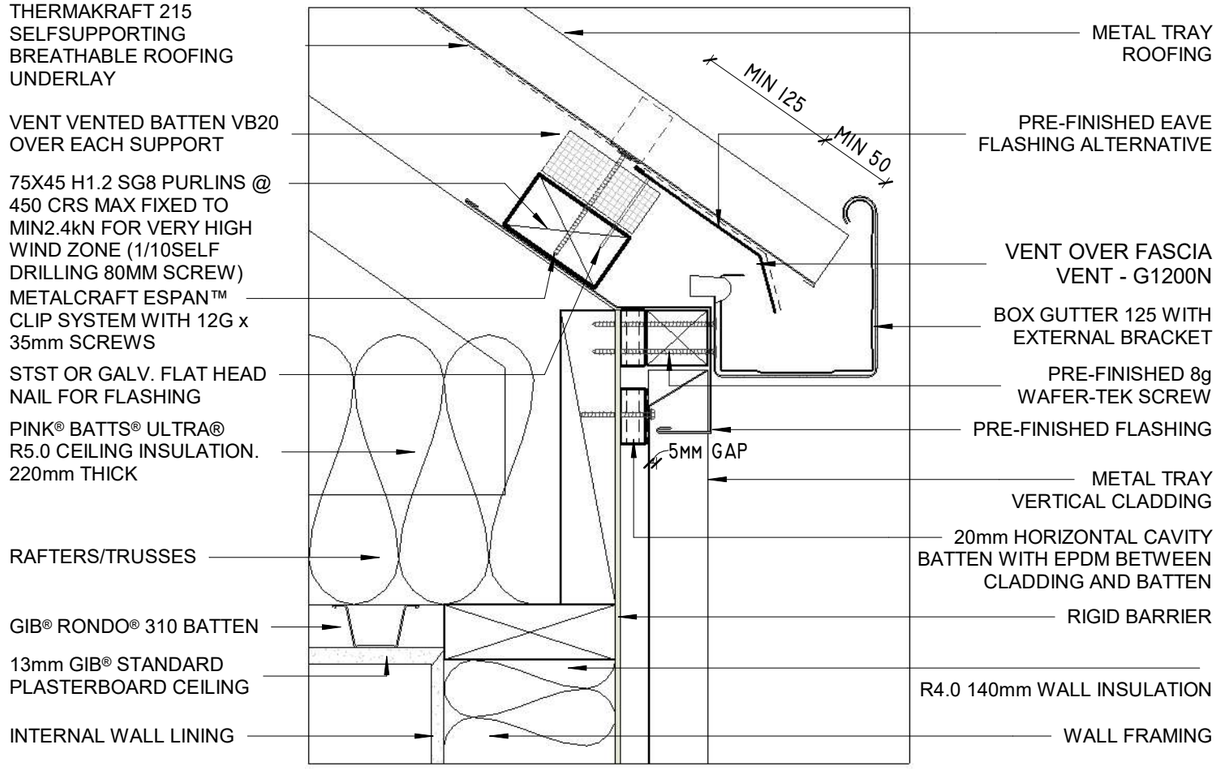
Project Title: 7 OUTCROP LANE, ROCK GLEN JACK'S POINT

Drawing Title: TRAY PIPE PENETRATION W/ FLASHING TAPE

Scale @ A3: 1 : 2

Drawing No.: 4.14

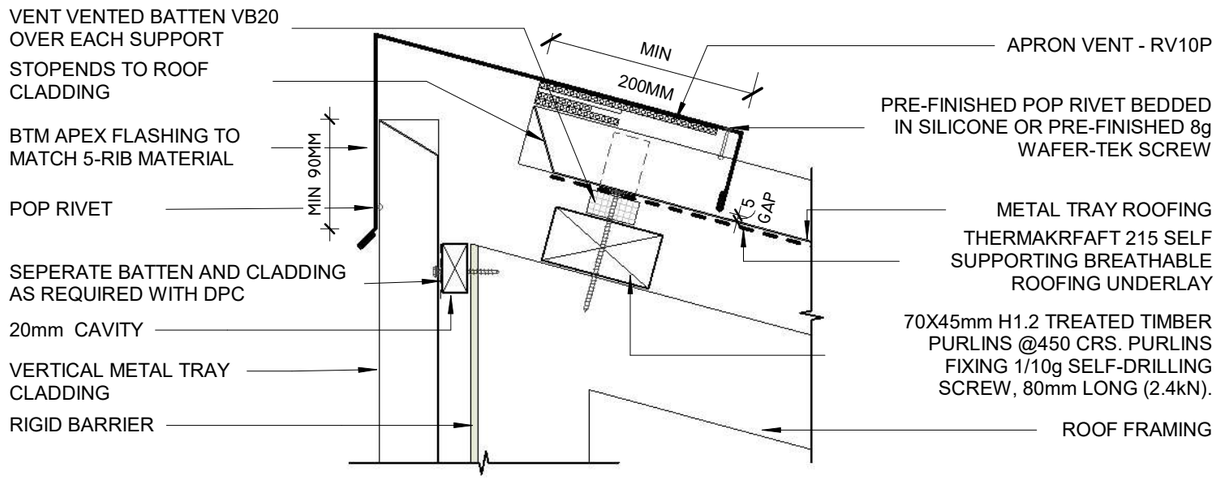
Revision:



1 / 4.15

TRAY - EAVE DETAILS 1

1 : 5



2 / 4.15

TRAY - RIDGE DETAILS 1

1 : 5

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DESIGN REVIEW BOARD APPROVED PLANS

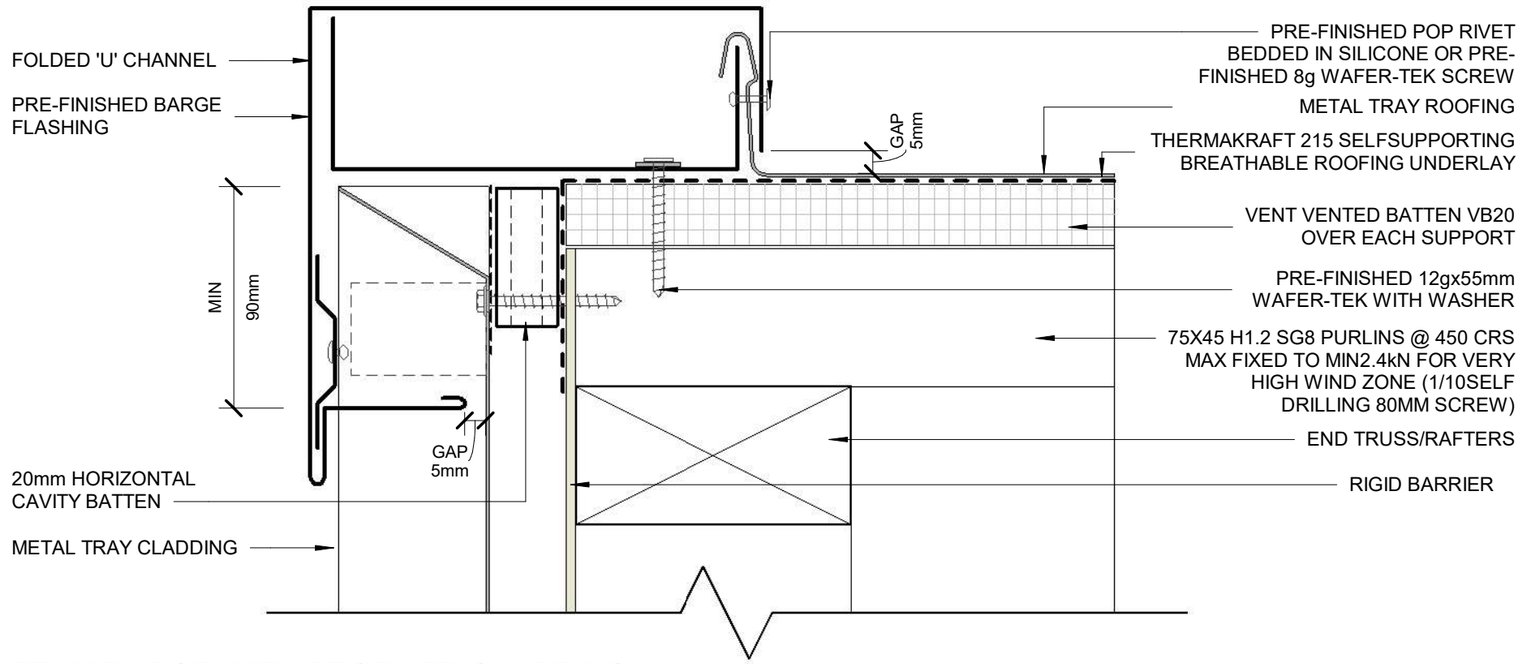
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Mob 021 217 9164
artur@artektus.com
www.artektus.com

Rev	Revision Description	Date

JP DRB APPROVAL

Project Title	Drawing Title	Scale @ A3	Drawing No.	Revision
7 OUTCROP LANE, ROCK GLEN JACK'S POINT	ROOF DETAILS	1 : 5	4.15	



2 / 4.16 **TRAY BARGE WITH PROFILED CLADDING**

1 : 2

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artur@artektus.com
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Rev	Revision Description	Date

JP DRB APPROVAL

Project Title: 7 OUTCROP LANE, ROCK GLEN JACK'S POINT

Drawing Title: ROOF DETAILS

Scale @ A3: 1 : 2

Drawing No.: 4.16

Revision: