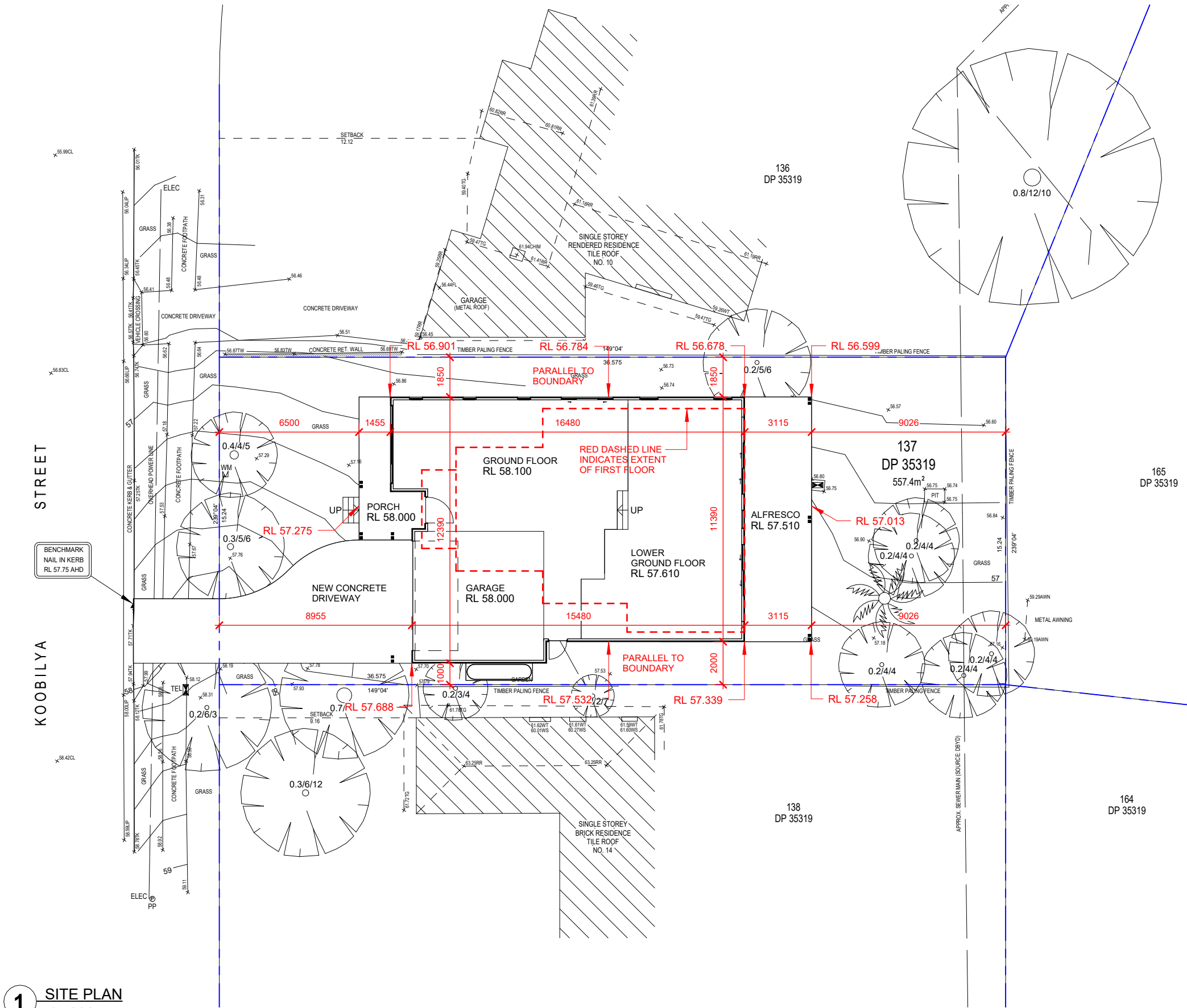


DIMENSIONS INCLUDE CLADDING THICKNESS

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



SETBACK NOTES:

- FRONT SETBACK IS TO BE AT LEAST: 6.0m
- SIDE SETBACK IS TO BE AT LEAST: 1/3m WALL HEIGHT
- REAR SETBACK IS TO BE AT LEAST: 8.0m

1 SITE PLAN
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

G.J. Gardner. HOMES
Builders Details

CUSTOM DESIGN
HAMPTONS FACADE

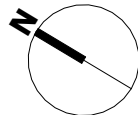
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TO G.J. GARDNER HOMES

DRAFTERS:
KJR
PO BOX 6840
NORWEST NSW 2153
ABN 15 078 937 238
(02) 8883 4344
kjr.drafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS
DRAWING TITLE:
SITE PLAN

PROJECT:
**12 KOOBILYA STREET
SEAFORTH NSW 2092**
SCALE: 1 : 200

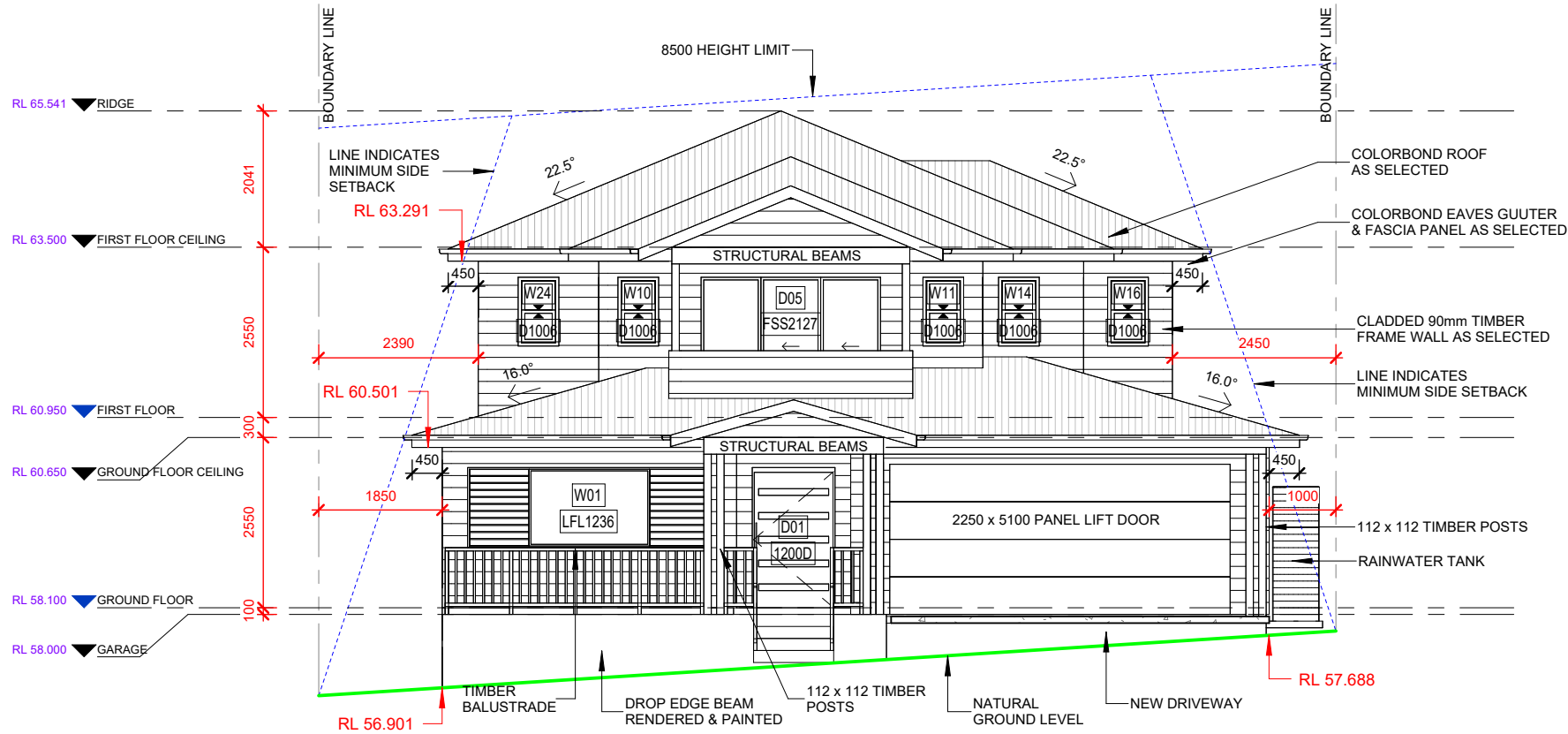
SHEET SIZE: **A3** SHEET No: **A03** REVISION: **C**
DATE: **03/10/2023**
JOB NO: 230398 APPLICATION: **DA**
DRAWN: **DJH** GJGN226



I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY
FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

REFER TO SPECIFICATION FOR COLOUR
SELECTION, FINAL LAYOUT & FINISHES
OF BATHROOM AND LAUNDRY

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



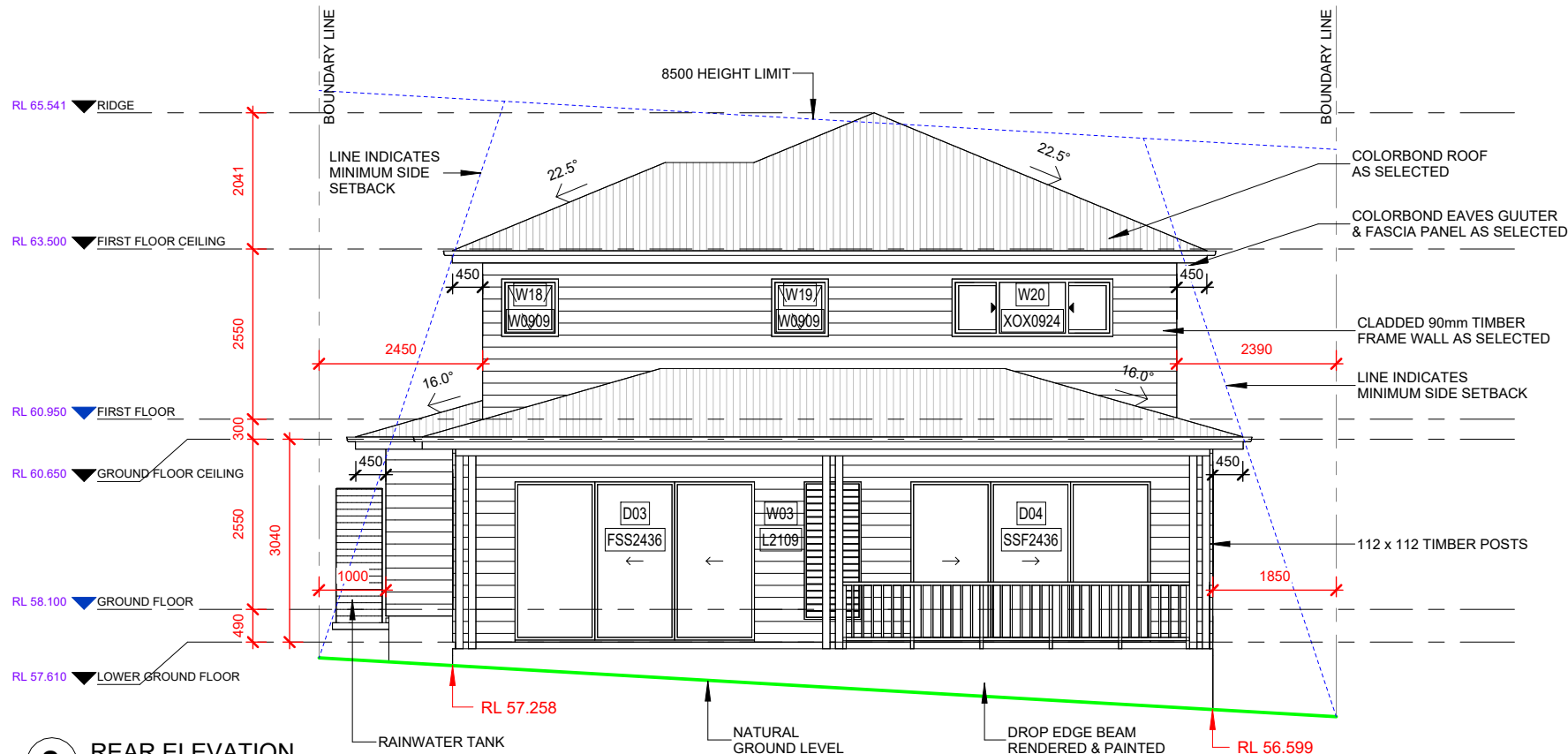
DOOR SCHEDULE		
MARK	WIDTH	HEAD
D01	1200	2100
D02	820	2100
D03	3588	2400
D04	3588	2400
D05	2688	2100

Grand Total: 5

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	SILL	HEAD
W01	3650	1200	900	2100
W02	2410	600	950	1550
W03	850	2060	340	2400
W04	850	1800	300	2100
W05	850	1800	300	2100
W06	2410	1460	640	2100
W07	610	1800	300	2100
W08	610	1800	300	2100
W09	610	1800	300	2100
W10	610	1030	1070	2100
W11	610	1030	1070	2100
W12	610	1030	1070	2100
W13	610	1030	1070	2100
W14	610	1030	1070	2100
W15	1210	1460	640	2100
W16	610	1030	1070	2100
W17	2410	860	1240	2100
W18	850	860	1240	2100
W19	850	860	1240	2100
W20	2410	860	1240	2100
W21	2170	600	1500	2100
W22	2170	600	1500	2100
W23	1810	600	1500	2100
W24	610	1030	1070	2100
W25	2410	1200	900	2100

Grand Total: 25

1 FRONT ELEVATION
1 : 100



2 REAR ELEVATION
1 : 100

WALL & ROOF CLADDING.

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC VOLUME 2 - H1D7 PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE NCC FOR PRODUCT MATERIALS AND INSTALLATION.

IMPORTANT NOTE:
ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

BALUSTRADES - NCC VOLUME 1 - D3D20

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS
PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC VOLUME 1 - D3D29

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

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G.J. Gardner. HOMES
Builders Details

CUSTOM DESIGN
HAMPTONS FACADE
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CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS
DRAWING TITLE:
ELEVATIONS

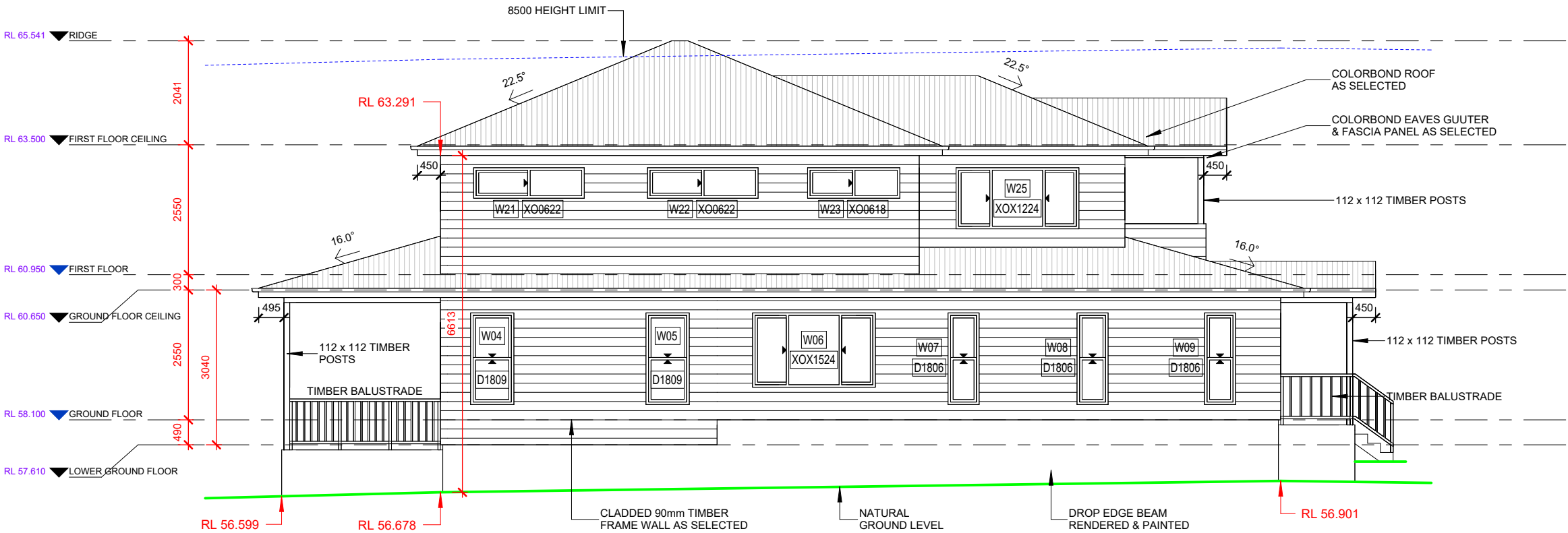
PROJECT:
**12 KOOBILYA STREET
SEAFORTH NSW 2092**
SCALE: 1 : 100

SHEET SIZE: **A3** SHEET No: **A07** REVISION: **C**
DATE: **03/10/2023**
JOB NO: 230398 APPLICATION: DA
DRAWN: DJH GJGN226

IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	16/08/2023	DJH
B	DA SET - FIRST ISSUE	25/09/2023	DJH
C	CHANGE LOUNGE FRONT WINDOW	03/10/2023	DJH



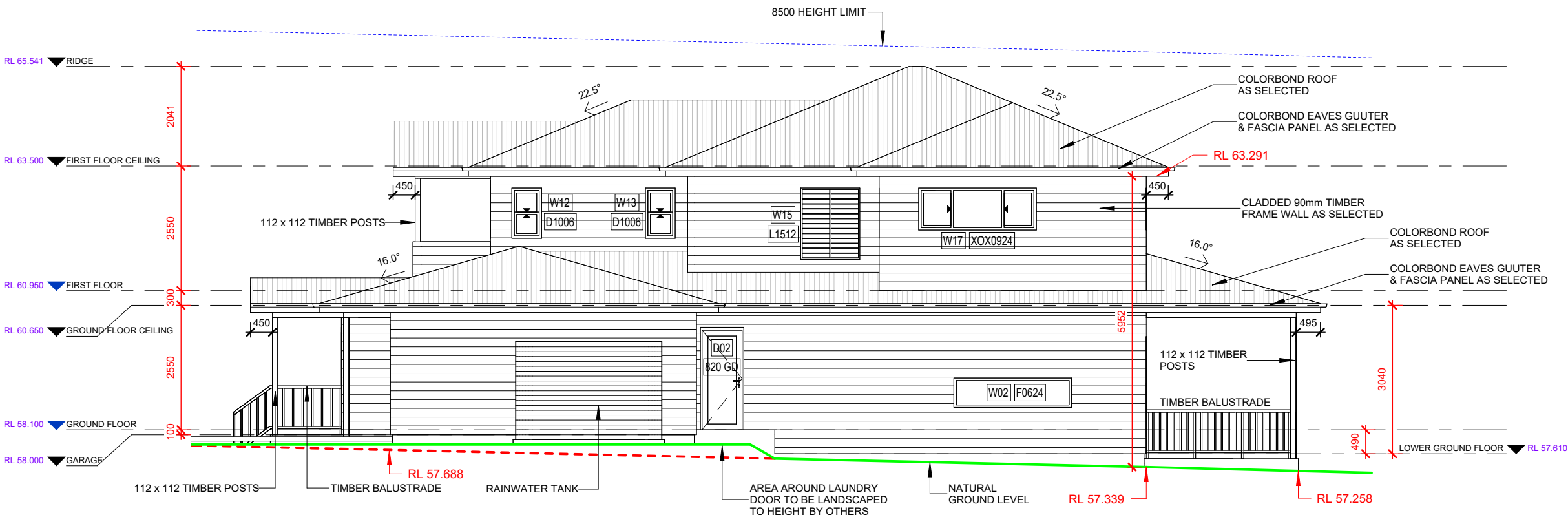
1 SIDE ELEVATION 1
1 : 100

DOOR SCHEDULE		
MARK	WIDTH	HEAD
D01	1200	2100
D02	820	2100
D03	3588	2400
D04	3588	2400
D05	2688	2100

Grand Total: 5

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	SILL	HEAD
W01	3650	1200	900	2100
W02	2410	600	950	1550
W03	850	2060	340	2400
W04	850	1800	300	2100
W05	850	1800	300	2100
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W07	610	1800	300	2100
W08	610	1800	300	2100
W09	610	1800	300	2100
W10	610	1030	1070	2100
W11	610	1030	1070	2100
W12	610	1030	1070	2100
W13	610	1030	1070	2100
W14	610	1030	1070	2100
W15	1210	1460	640	2100
W16	610	1030	1070	2100
W17	2410	860	1240	2100
W18	850	860	1240	2100
W19	850	860	1240	2100
W20	2410	860	1240	2100
W21	2170	600	1500	2100
W22	2170	600	1500	2100
W23	1810	600	1500	2100
W24	610	1030	1070	2100
W25	2410	1200	900	2100

Grand Total: 25

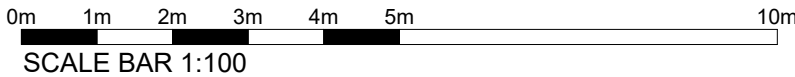


2 SIDE ELEVATION 2
1 : 100

WALL & ROOF CLADDING.
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WINDOWS
PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC VOLUME 1 - D3D29



DA APPLICATION - NOT FOR CONSTRUCTION

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kjdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
RYAN & KAREN COUSINS

DRAWING TITLE:
ELEVATIONS

PROJECT:
**12 KOOBILYA STREET
SEAFORTH NSW 2092**

SCALE: 1 : 100

SHEET SIZE: **A3** SHEET No: **A08** REVISION: **C**
DATE: **03/10/2023**
JOB NO: 230398 APPLICATION: **DA**
DRAWN: **DJH** GJGN226

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