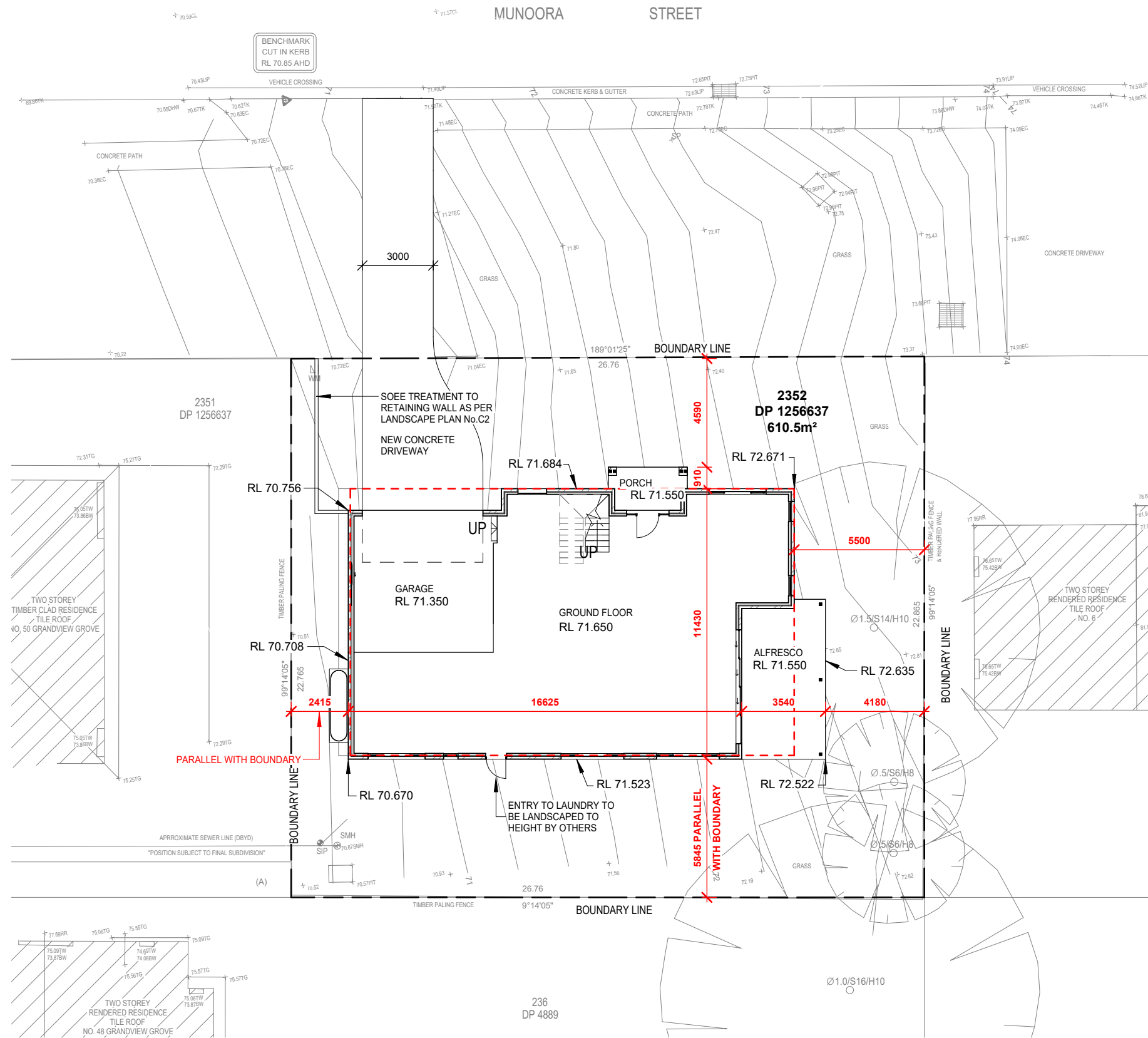


DIMENSIONS INCLUDE CLADDING THICKNESS



1 SITE PLAN
1 : 200

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

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	12/02/2021
B	CHANGES AS PER EMAIL 18/02/2021	03/03/2021
C	CHANGES AS PER EMAIL 08/04/2021	12/04/2021
D	HOUSE REDESIGNED	30/06/2021
E	DA SET ISSUED. HOUSE RESITED; MODIFIED WINDOW & GARAGE DOOR SIZES; DELETED RETAINING WALLS; DELETED TIMBER FRIEZE; MOVED BED 5 ENSUITE; RESWING LAUNDRY DOOR; DELETED ROBE TO RUMPUS; RELOCATED FIREPLACE.	19/07/2021
F	CHANGES AS PER EMAILS 27/07/2021 & 30/07/2021. BASIX INFORMATION ADDED	03/08/2021
G	CHANGES AS PER EMAIL 2021-08-17	20/08/2021
H	REPOSITIONED HOUSE ON SITE; LOWERED HOUSE AND ROOF.	01/02/2022
J	ADD VERGOLA; CHANGES TO DOOR SIZES, STAIRS, WIP AND ROOM SIZES.	23/02/2022
K	CHANGES TO FIREPLACE; W05, D03; MASTER WINDOWS; DRIVEWAY UPDATED	19/04/2022
L	CHANGE TO WINDOW W05; CHANGE TO LINEN DOORS	27/04/2022

GROSS FLOOR AREAS
GF = 142.76m²
FF = 145m²
Total = 287.76m²
Site Area = 610.5m²
Fsr = .47 to 1

G.J. Gardner. HOMES
Builders Details

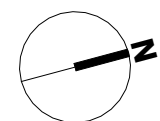
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TO G.J. GARDNER HOMES

DRAFTERS:
KJR
DRAFTING
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
GELSON
DRAWING TITLE:
SITE PLAN
SCALE: 1 : 200

PROJECT:
**4 MUNOORA STREET
SEAFORTH NSW 2092**

SHEET SIZE: **A3** SHEET No: **A03** REVISION: **L**
DATE: **27/04/2022**
JOB NO: 230305 STAGE: DA
DRAWN: DJH GJGN140



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 COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

DIMENSIONS ARE TO FRAME SIZE ONLY
UNLESS NOTED OTHERWISE

STAIRS.

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT
AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS
TO COMPLY WITH 3.9.1 AND 3.9.2 OF THE NCC/BCA.

BALUSTRADES - NCC/BCA Part 3.9

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

SMOKE ALARMS

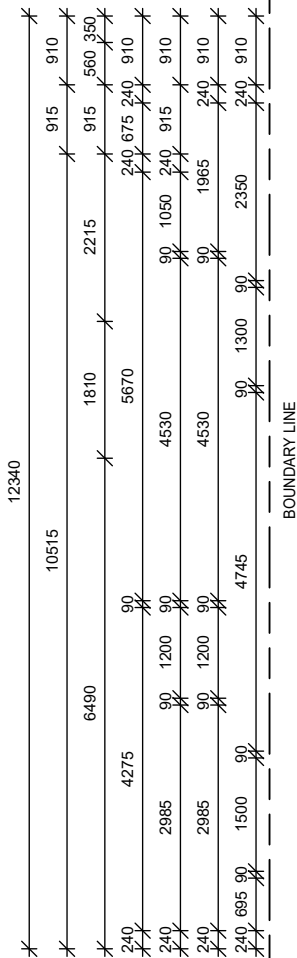
INSTALL AN INTERCONNECTED / HARDWIRED SMOKE
ALARM IN ACCORDANCE WITH AS3786 AND NCC/BCA
Clause 3.7.2.2



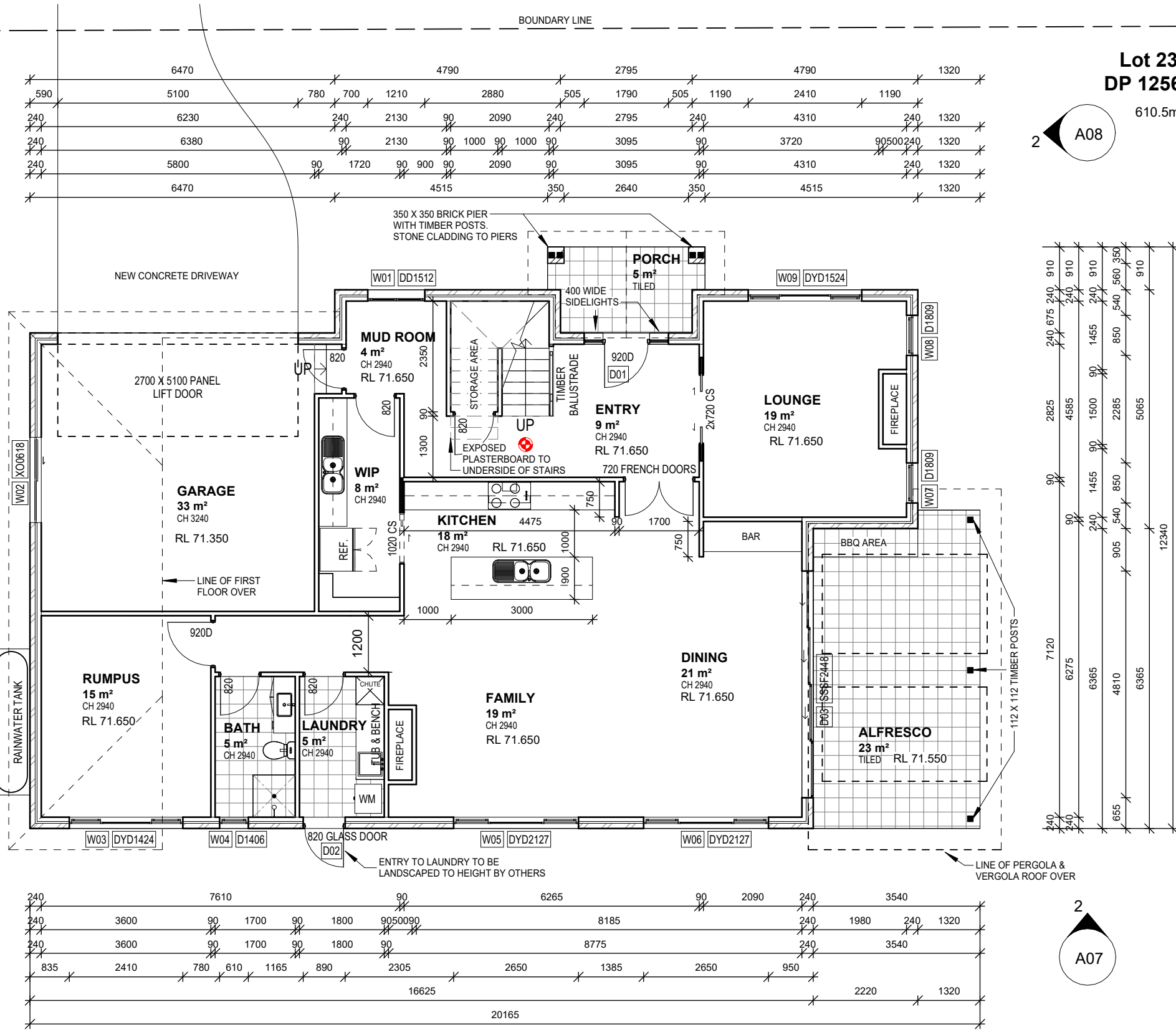
STAIRS - GF - FF
FLOOR TO FLOOR = 3240 mm
No. OF RISERS = 18
RISER HEIGHT = 180 mm
TREAD DEPTH = 250 mm

A07

1



BOUNDARY LINE

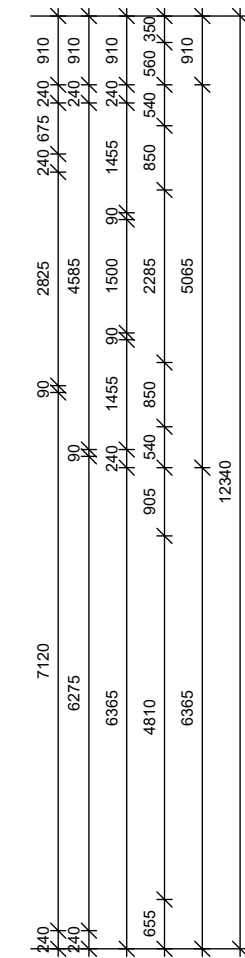


Lot 2352
DP 1256637

610.5m²

2

A08



BOUNDARY LINE

2

A07

1 GROUND FLOOR
1 : 100

0 1m 2m 3m 4m 5m

SCALE BAR 1:100

DRAWING REVISION SCHEDULE

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L	CHANGE TO WINDOW W05; CHANGE TO LINEN DOORS	27/04/2022

DOOR SCHEDULE

Code	Width	Height
D01	920	2400
D02	820	2400
D03	4810	2430

Grand total: 3

WINDOW SCHEDULE

Code	Width	Height	Head Ht
W01	1210	1460	2400
W02	1810	600	2400
W03	2410	1370	2400
W04	610	1370	2400
W05	2650	2060	2400
W06	2650	2060	2400
W07	850	1800	2400
W08	850	1800	2400
W09	2410	1460	2400
W10	1210	1460	2100
W11	2410	1460	2100
W12	1570	600	2100
W13	2170	1200	2100
W14	2170	1200	2100
W15	1210	860	2100
W16	2170	1200	2100
W17	2170	600	2100
W18	1210	600	2100
W19	610	1460	2100
W20	610	1460	2100
W21	2410	1460	2100
W22	1810	1460	2100
W23	850	2260	2100

Grand total: 23

G.J. Gardner. HOMES
Builders Details

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TO G.J. GARDNER HOMES

DRAFTERS:



SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

GELSON

DRAWING TITLE:

GROUND FLOOR PLAN

SCALE: 1 : 100

PROJECT:

4 MUNOORA STREET
SEAFORTH NSW 2092

SHEET SIZE:

A3

SHEET No:

A05

REVISION:

L

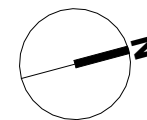
DATE: 27/04/2022

JOB NO: 230305

STAGE: DA

DRAWN: DJH

GJGN140



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OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

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UNLESS NOTED OTHERWISE

STAIRS - GF - FF
FLOOR TO FLOOR = 3240 mm
No. OF RISERS = 18
RISER HEIGHT = 180 mm
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SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE
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Clause 3.7.2.2



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DOOR SCHEDULE

Code	Width	Height
D01	920	2400
D02	820	2400
D03	4810	2430

Grand total: 3

WINDOW SCHEDULE

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W02	1810	600	2400
W03	2410	1370	2400
W04	610	1370	2400
W05	2650	2060	2400
W06	2650	2060	2400
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W10	1210	1460	2100
W11	2410	1460	2100
W12	1570	600	2100
W13	2170	1200	2100
W14	2170	1200	2100
W15	1210	860	2100
W16	2170	1200	2100
W17	2170	600	2100
W18	1210	600	2100
W19	610	1460	2100
W20	610	1460	2100
W21	2410	1460	2100
W22	1810	1460	2100
W23	850	2260	2100

Grand total: 23

0 1m 2m 3m 4m 5m 10m

SCALE BAR 1:100

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Builders Details

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DRAFTERS:



SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

GELSON

DRAWING TITLE:

FIRST FLOOR PLAN

SCALE: 1 : 100

PROJECT:

4 MUNOORA STREET
SEAFORTH NSW 2092

SHEET SIZE:

A3

SHEET No:

A06

REVISION:

L

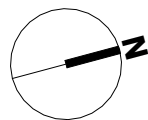
DATE: 27/04/2022

JOB NO: 230305

STAGE: DA

DRAWN: DJH

GJGN140



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OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

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

WALL & ROOF CLADDING

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE
REQUIREMENTS OF NCC 2019 Vol 2 Pt 3.5 OF THE
BUILDING CODE OF AUSTRALIA PARTICULARLY WITH RESPECT
TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE
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PCA FOR CONCURRENCE.

RL 79.491 ROOF PEAK

RL 77.440 UF CEILING

RL 74.890 UF

RL 74.590 GF CEILING

RL 71.650 GF

RL 71.350 GARAGE

1 FRONT ELEVATION
1 : 100

RL 79.491 ROOF PEAK

RL 77.440 UF CEILING

RL 74.890 UF

RL 74.590 GF CEILING

RL 71.650 GF

RL 71.350 GARAGE

2 REAR ELEVATION
1 : 100

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

BALUSTRADES - NCC/BCA Part 3.9

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WINDOWS

PROVIDE 1.7m SILL HEIGHT OR
CHILD SAFE LOCKS / SCREENS TO
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DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE
A	FIRST ISSUE	12/02/2021
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Grand total: 23

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ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

GELSON

DRAWING TITLE:

ELEVATIONS

SCALE: 1 : 100

PROJECT:

4 MUNOORA STREET
SEAFORTH NSW 2092

SHEET SIZE:

A3

SHEET No:

A07

REVISION:

L

DATE: 27/04/2022

JOB NO: 230305

DRAWN: DJH

STAGE: DA

GJGN140

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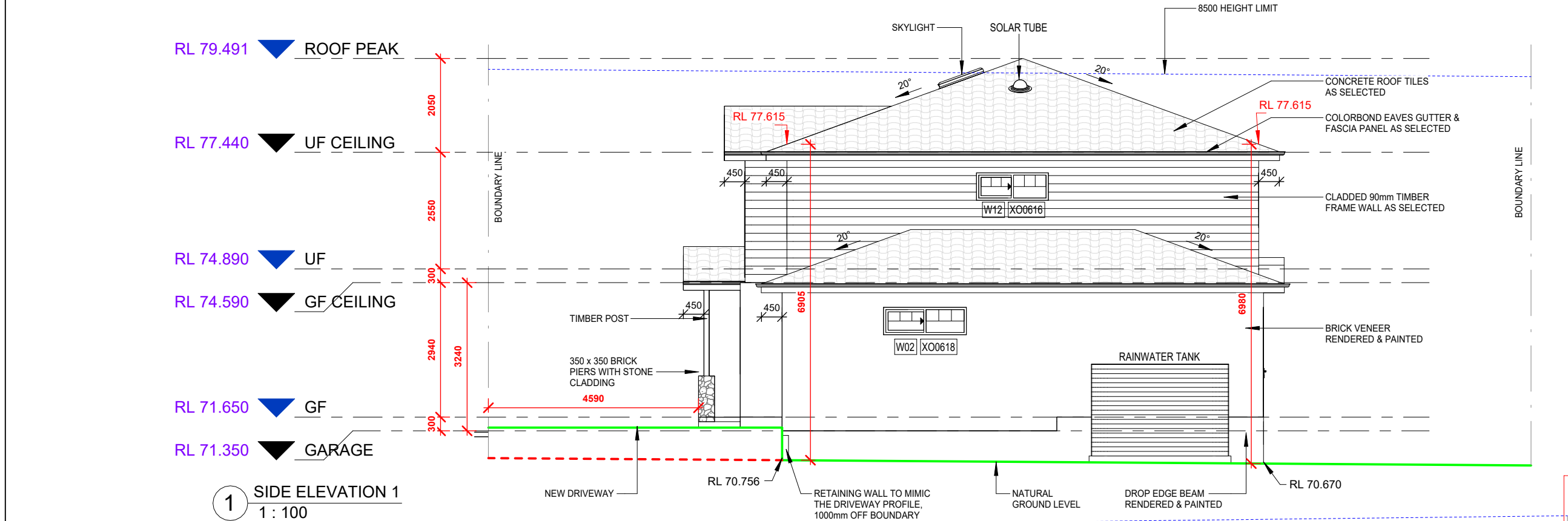
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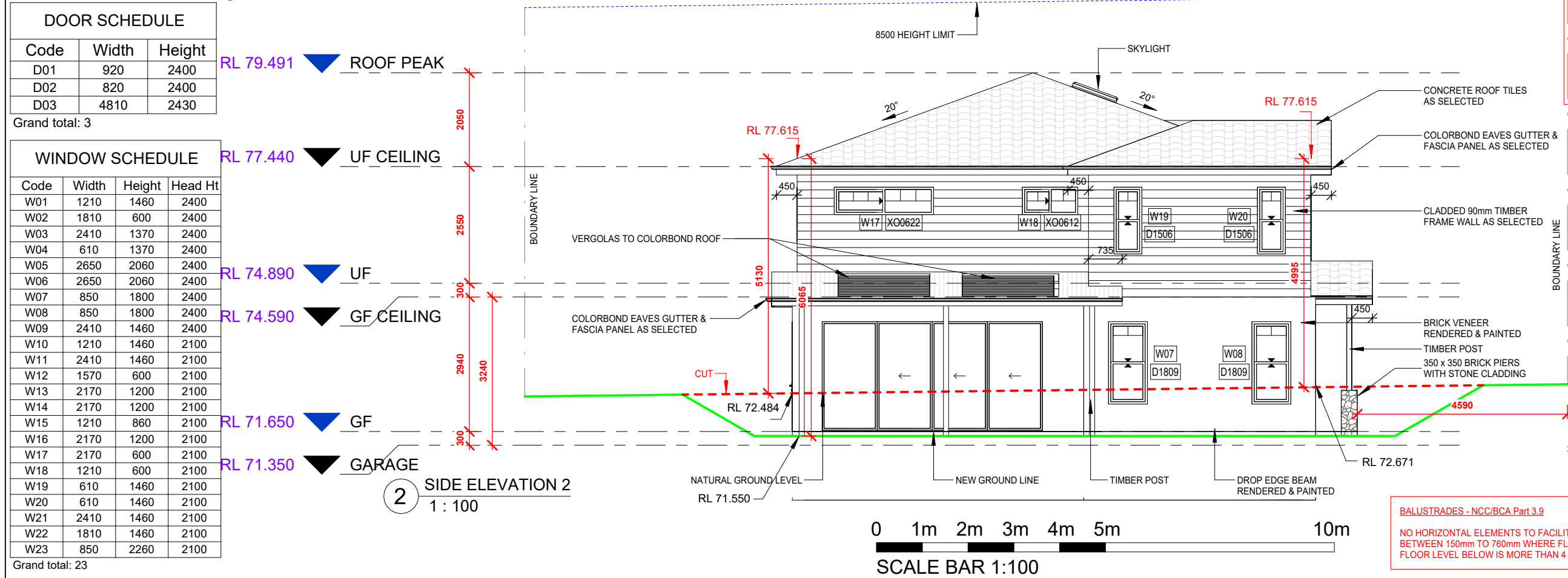


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