

DIMENSIONS INCLUDE CLADDING THICKNESS

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	CONCEPT - FIRST ISSUE	12/12/2023	DJH
B	REVISIONS AS PER EMAIL	09/01/2024	SM
C	DA SET - FIRST ISSUE	22/02/2024	DJH
D	FLOOR LEVELS ALTERED; STAIRS ADJUSTED TO SUIT; WATER TANK LOCATION ALTERED TO MATCH HYDRAULIC ENGINEERS; DRIVEWAY DETAILS UPDATED; SURVEY UPDATED	27/03/2024	DJH
E	ADDED F0615 TO KITCHEN; ADDED 720CSD TO WIP; SWAPPED SINK & WM, & RELOCATED TOILET IN LAUNDRY; CHANGED SKYLIGHT SIZE IN BATH; CHANGED WINDOW SIZE IN BED 4; CHANGED SLIDING PANELS ON REAR SLIDING DOORS	12/04/2024	DJH

GROSS FLOOR AREAS (GFA)

GROSS FLOOR AREA	245 m ²
GARAGE	37 m ²
TOTAL GFA:	281 m ²

SITE AREA

603.87 m²

FSR

0.47

SETBACK NOTES:

- FRONT SETBACK IS TO BE AT LEAST: 6.5m
- SIDE SETBACK IS TO BE AT LEAST: 0.9m
- REAR SETBACK IS TO BE AT LEAST: 6.0m

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

REGATTA 275
HAMPTONS FACADE

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TO G.J. GARDNER HOMES

DRAFTERS:



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

CLIENT: DOUBLE STOREY DWELLING

DUCKHS & ROBERTS

DRAWING TITLE:
SITE PLAN

PROJECT:

3 DORRIGO AVENUE,
NORTH BALGOWLAH NSW 2093

SCALE: 1 : 200

SHEET SIZE:

A3

SHEET No:

A03

REVISION:

E

DATE: 12/04/2024

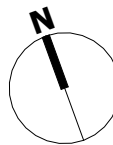
JOB NO: 230405

DRAWN: DJH

APPLICATION:

DA

GJGN232



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.

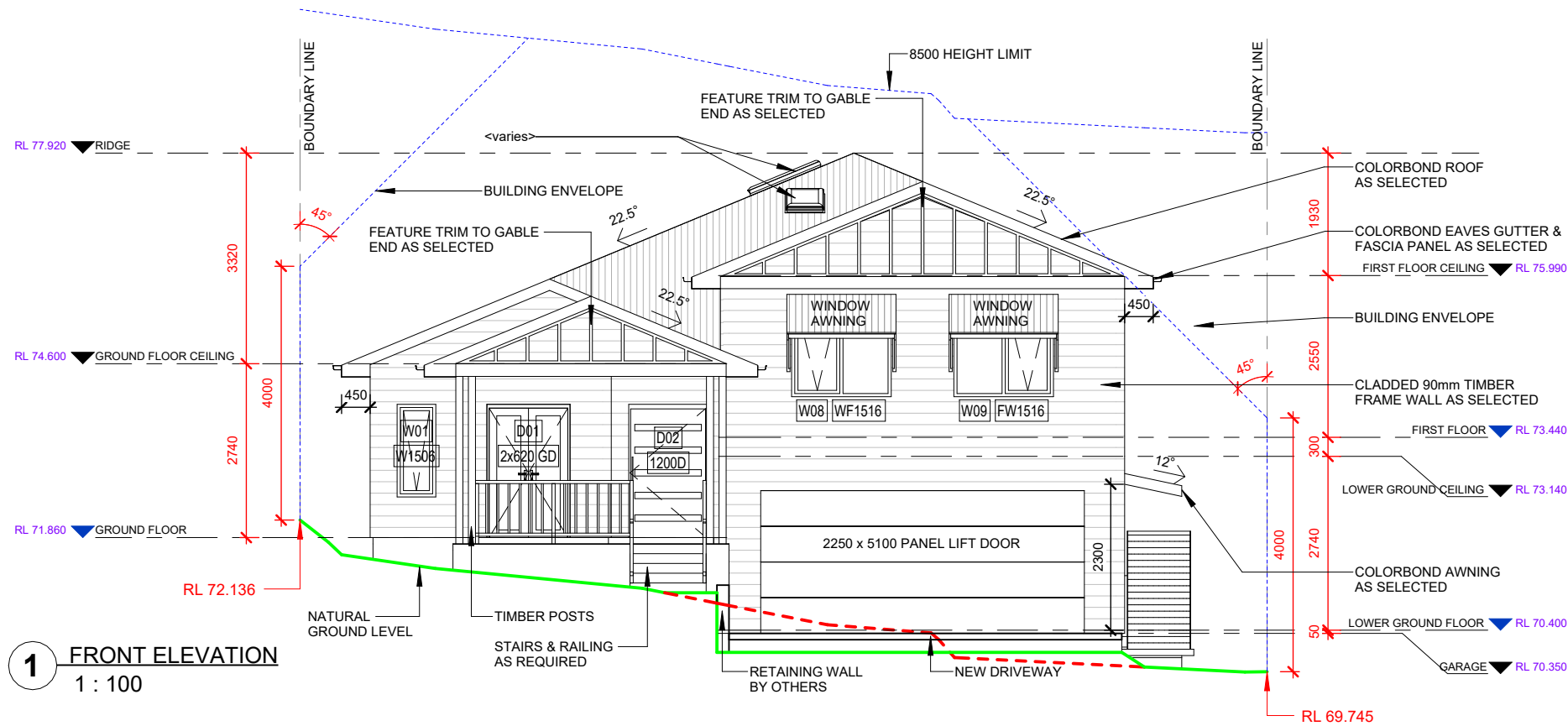
OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

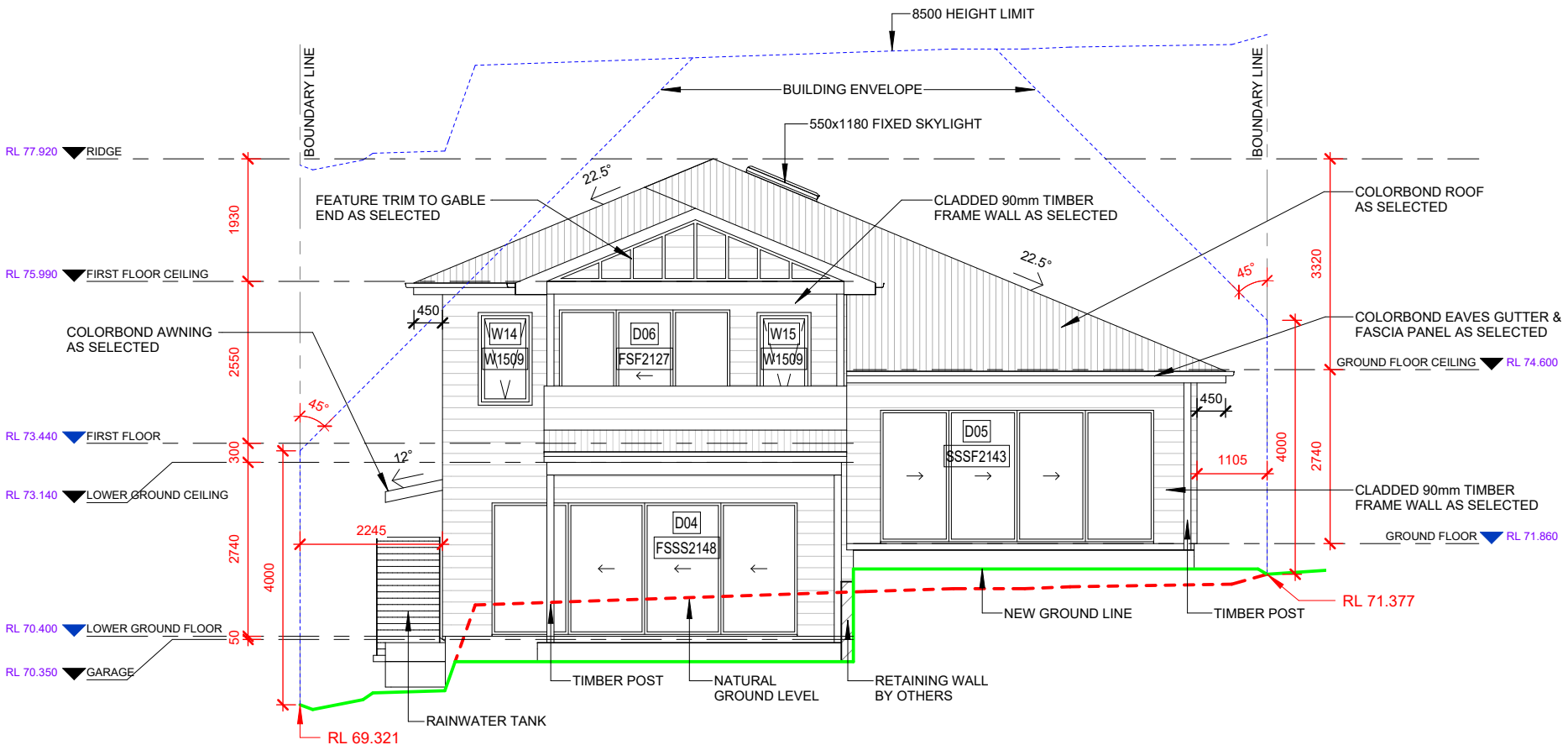
REFER TO SPECIFICATION FOR COLOUR
SELECTION, FINAL LAYOUT & FINISHES
OF BATHROOM AND LAUNDRY

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DOOR SCHEDULE		
MARK	WIDTH	HEAD
D01	1240	2100
D02	1200	2100
D03	920	2100
D04	4810	2100
D05	4304	2100
D06	2688	2100
Grand Total: 6		

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	SILL	HEAD
W01	610	1460	640	2100
W02	1810	860	1240	2100
W03	2170	600	1500	2100
W04	2170	1460	640	2100
W05	2170	1460	640	2100
W06	1500	600	950	1550
W07	2410	860	1240	2100
W08	1570	1460	640	2100
W09	1570	1460	640	2100
W10	1570	1200	900	2100
W11	1810	860	1240	2100
W12	1810	860	1240	2100
W13	1570	860	1240	2100
W14	850	1460	600	2060
W15	850	1460	600	2060
W16	1210	400	1700	2100
Grand Total: 16				



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.

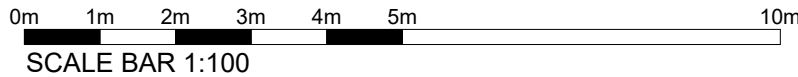
BALUSTRADES - NCC VOLUME 1 - D3D20

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



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G.J. Gardner. HOMES
Builders Details

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HAMPTONS FACADE

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CLIENT: DOUBLE STOREY DWELLING
DUCKHS & ROBERTS
DRAWING TITLE:
ELEVATIONS

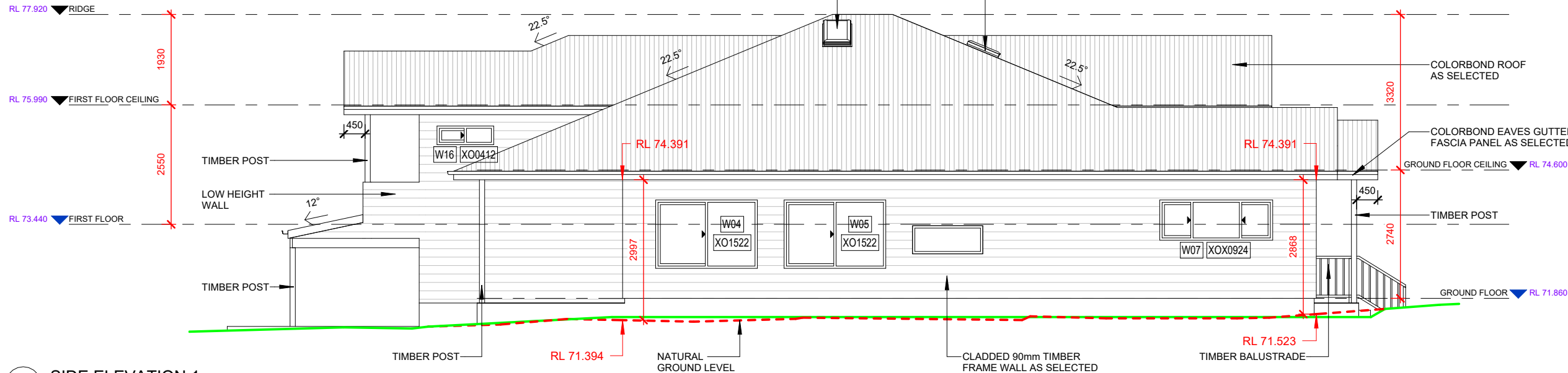
PROJECT:
**3 DORRIGO AVENUE,
NORTH BALGOWLAH NSW 2093**
SCALE: 1 : 100

SHEET SIZE: **A3** SHEET No: **A07** REVISION: **E**
DATE: **12/04/2024**
JOB NO: 230405 APPLICATION: **DA**
DRAWN: **DJH** GJGN232

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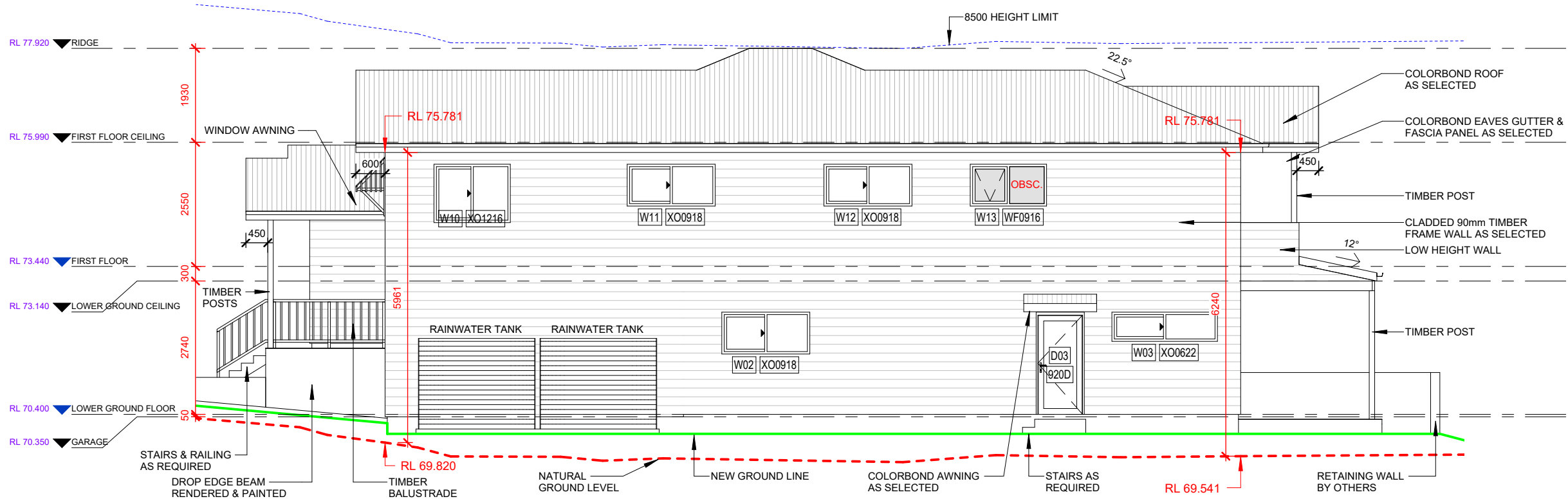
1 SIDE ELEVATION 1
1 : 100

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2 SIDE ELEVATION 2
1 : 100

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