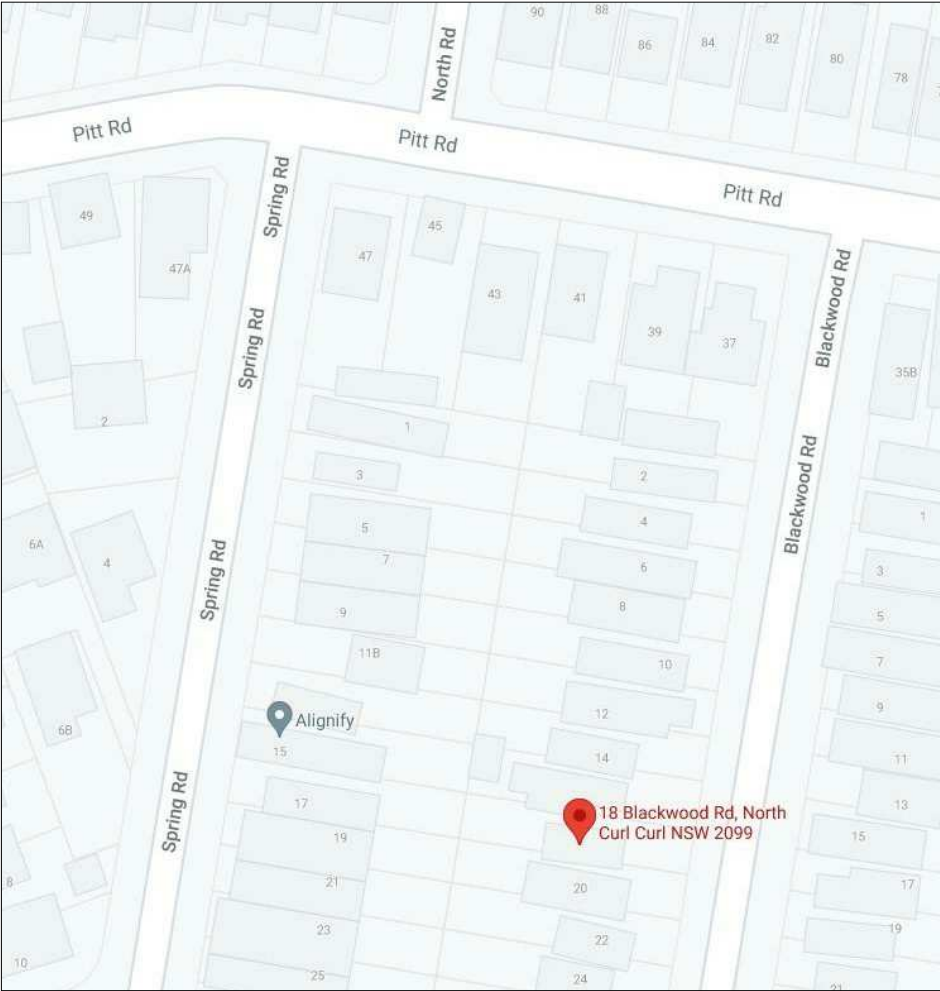


DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021

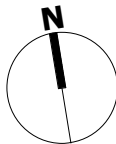
**PROJECT: NEW DWELLING**  
**ADDRESS: 18 BLACKWOOD ROAD**  
**NORTH CURL CURL**

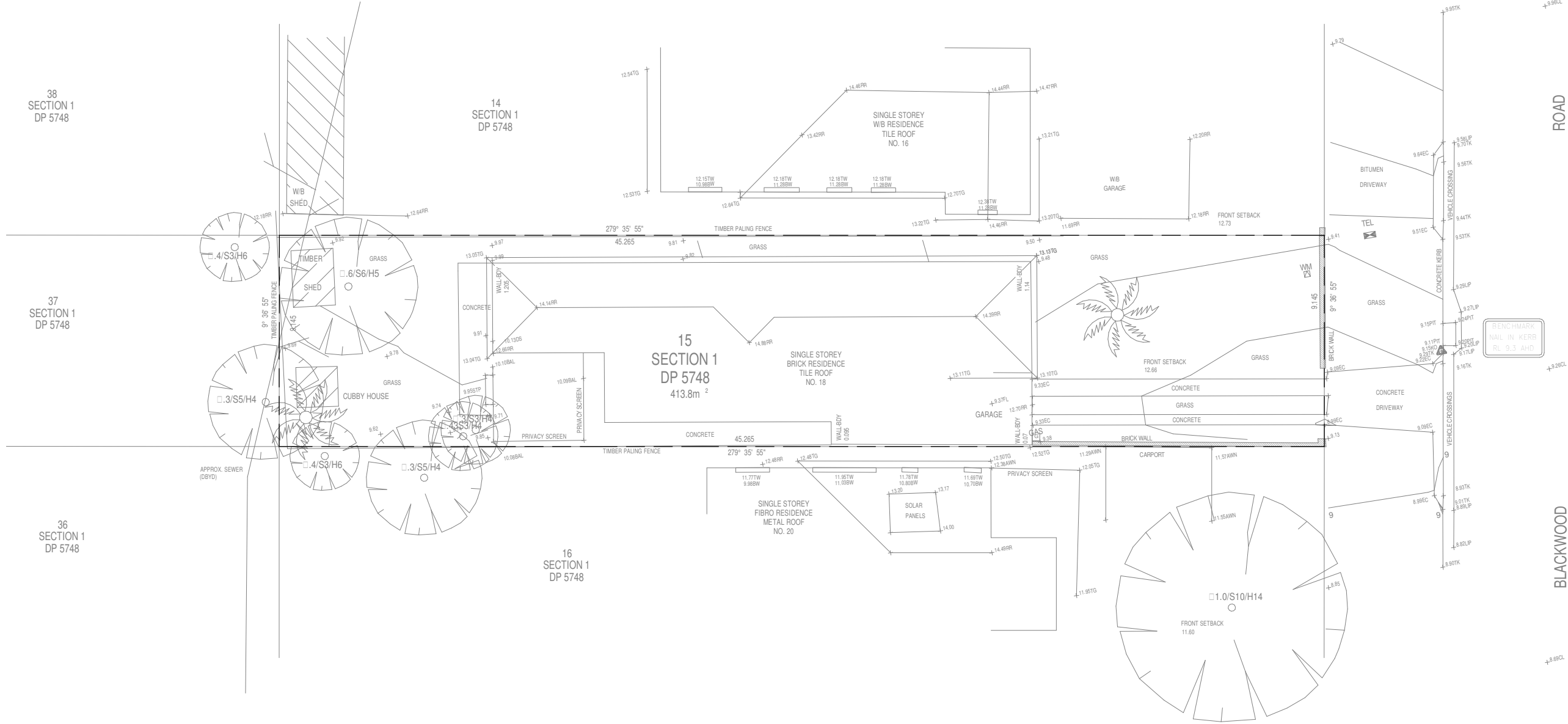
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**DP #: 5748**  
**SECTION #: 1**

DRAWING LIST			
DRAWING No	DRAWING NAME	REVISION	DATE
A01	COVER SHEET	C	06/07/2021
A02	EXISTING SURVEY PLAN	C	06/07/2021
A03	SITE PLAN	C	06/07/2021
A04	LANDSCAPE PLAN	C	06/07/2021
A05	GROUND FLOOR PLAN	C	06/07/2021
A06	FIRST FLOOR PLAN	C	06/07/2021
A07	ELEVATIONS	C	06/07/2021
A08	ELEVATIONS	C	06/07/2021
A09	SECTIONS	C	06/07/2021
A10	DEMOLITION PLAN	C	06/07/2021
A11	SHADOW DIAGRAM	C	06/07/2021
A12	EROSION & SEDIMENT PLAN	C	06/07/2021
A13	BASIX COMMITMENT	C	06/07/2021
A14	WASTE MANAGEMENT	C	06/07/2021
A15	SITE ANALYSIS	C	06/07/2021
A16	DRIVEWAY DETAIL	C	06/07/2021
A17	CONCRETE SLAB PLAN	C	06/07/2021



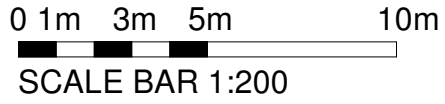
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1 EXISTING SURVEY  
1 : 200

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021



**G.J. Gardner.** HOMES  
Builders Details

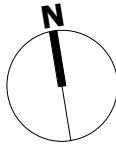
© COPYRIGHT EXCLUSIVE  
TO G.J. GARDNER HOMES

DRAFTERS:  
**KJR**  
SUITE 302  
5 CELEBRATION DRIVE  
BELLA VISTA NSW 2153  
ABN 15 078 937 238  
(02) 8863 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING  
**J & J HUMEL**  
DRAWING TITLE:  
**EXISTING SURVEY PLAN**  
SCALE: 1 : 200

PROJECT:  
**18 BLACKWOOD ROAD  
NORTH CURL CURL**

SHEET SIZE: **A3** SHEET No: **A02** REVISION: **C**  
DATE: **06/07/2021**  
JOB NO: 230315 STAGE: DA  
DRAWN: HY GJGN149



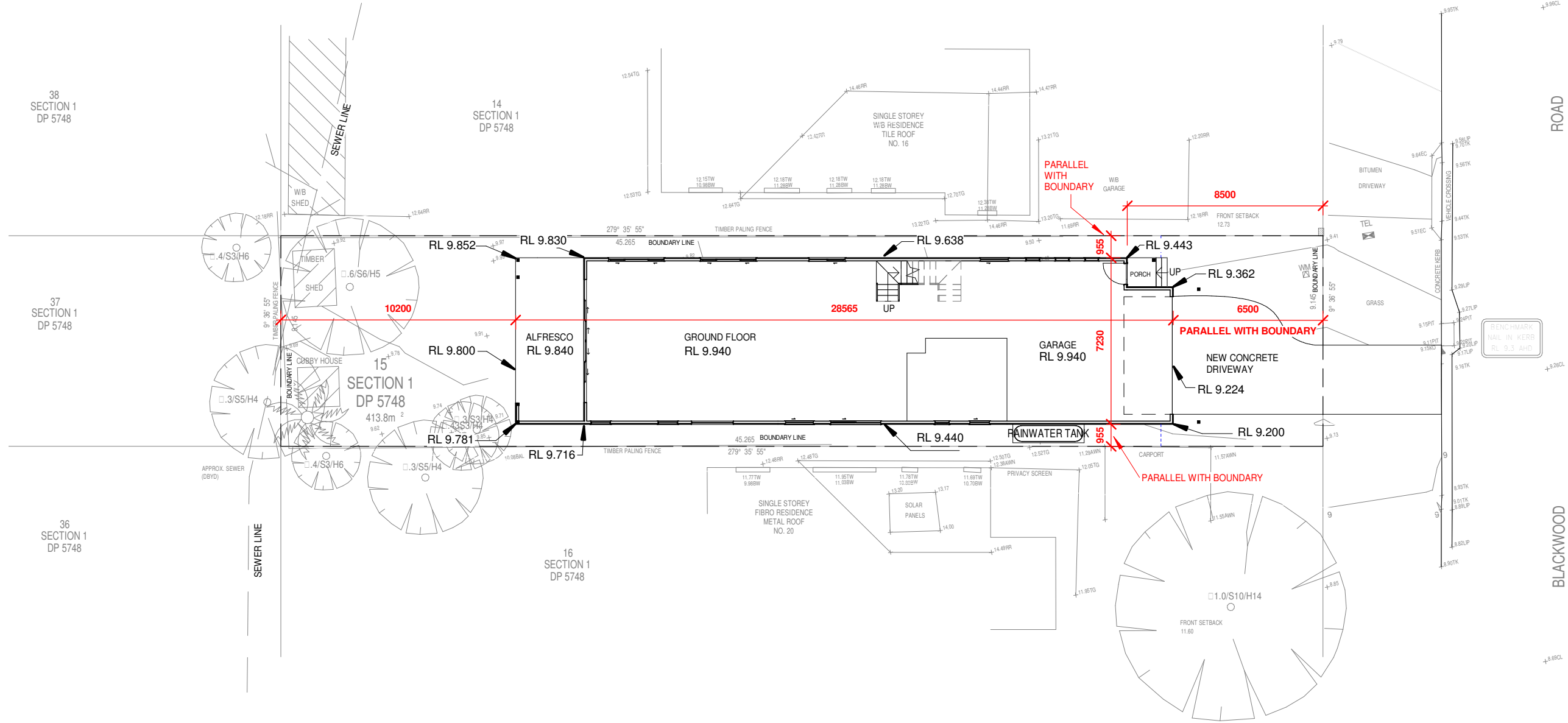
I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY  
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS  
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN  
ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY  
FURTHER PLANS TO BE PREPARED.  
OWNER SIGNED: ..... DATE: .....  
OWNER SIGNED: .....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

DIMENSIONS INCLUDE CLADDING THICKNESS

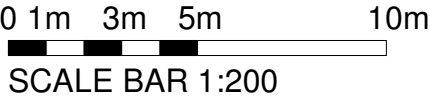
NOTE:

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

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021



1 SITE PLAN  
1 : 200



PROPOSED FLOOR SPACES		
NAME	AREA	%

GF		
GROUND	140 m <sup>2</sup>	42%
GARAGE	43 m <sup>2</sup>	13%
ALFRESCO	21 m <sup>2</sup>	6%
PORCH	1 m <sup>2</sup>	0%
	205 m <sup>2</sup>	61%

UF		
FIRST FLOOR	115 m <sup>2</sup>	34%
BALCONY	7 m <sup>2</sup>	2%
VOID	7 m <sup>2</sup>	2%
	129 m <sup>2</sup>	39%

TOTAL AREAS: 334 m<sup>2</sup> 100%

**G.J. Gardner.** HOMES  
Builders Details

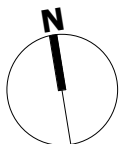
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(02) 8863 4344 kjrdrafting@kjr.net.au

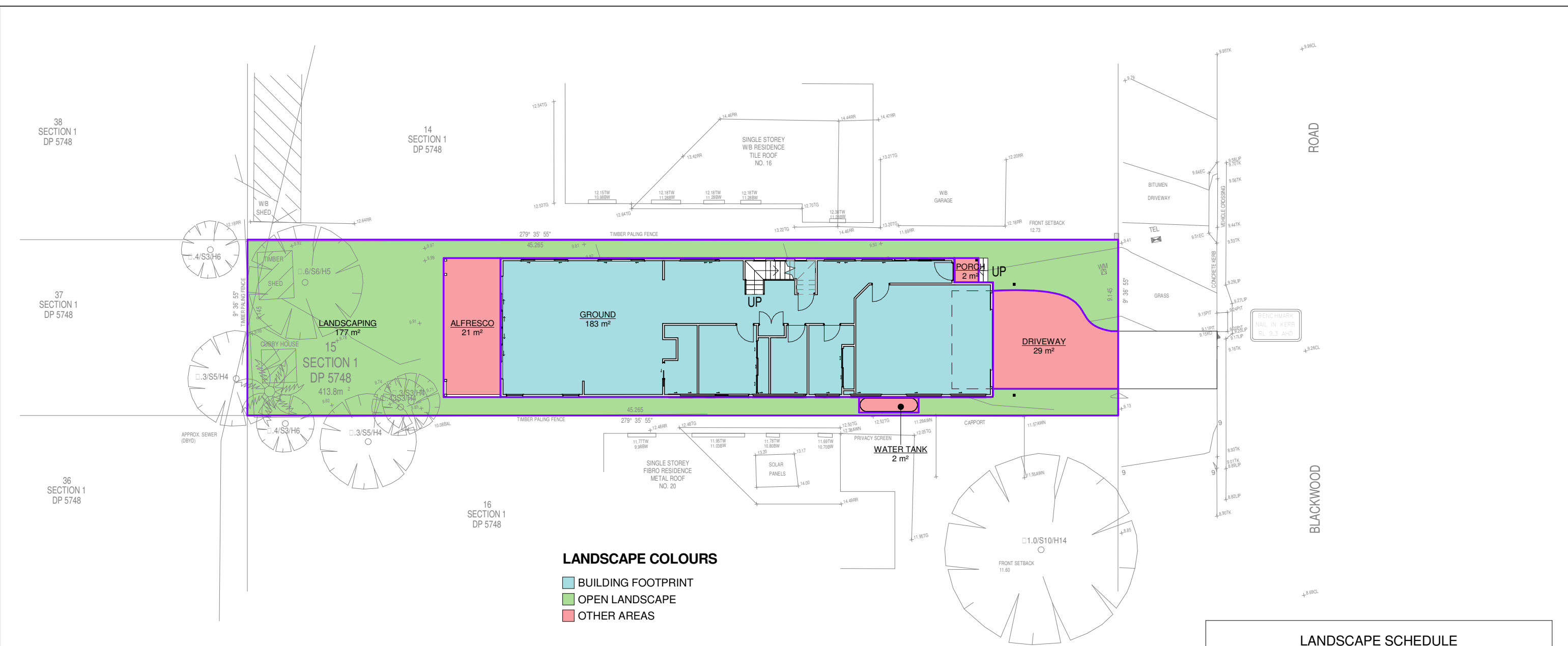
CLIENT: DOUBLE STOREY DWELLING  
**J & J HUMEL**  
DRAWING TITLE:  
**SITE PLAN**  
SCALE: 1 : 200

PROJECT:  
**18 BLACKWOOD ROAD  
NORTH CURL CURL**

SHEET SIZE: **A3** SHEET No: **A03** REVISION: **C**  
DATE: **06/07/2021**  
JOB NO: 230315 STAGE: DA  
DRAWN: HY GJGN149



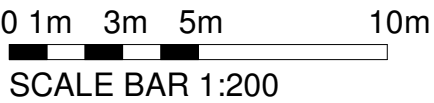
I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY  
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ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY  
FURTHER PLANS TO BE PREPARED.  
OWNER SIGNED: ..... DATE: .....  
OWNER SIGNED: ..... DATE: .....  
BUILDER SIGNED: ..... DATE: .....



1 PROPOSED LANDSCAPE PLAN  
1 : 200

LANDSCAPE SCHEDULE		
AREA NAME	AREA	%
BUILDING FOOTPRINT	183 m <sup>2</sup>	44%
OPEN LANDSCAPE	177 m <sup>2</sup>	43%
OTHER AREAS	54 m <sup>2</sup>	13%
TOTAL AREAS:	414 m <sup>2</sup>	100%

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
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B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA	06/07/2021





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

DIMENSIONS ARE TO FRAME SIZE ONLY

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

FLOOR TO FLOOR = 3040 mm  
No. of RISERS =17  
RISERS = 178.8 mm  
TREADS = 250 mm

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021

A07

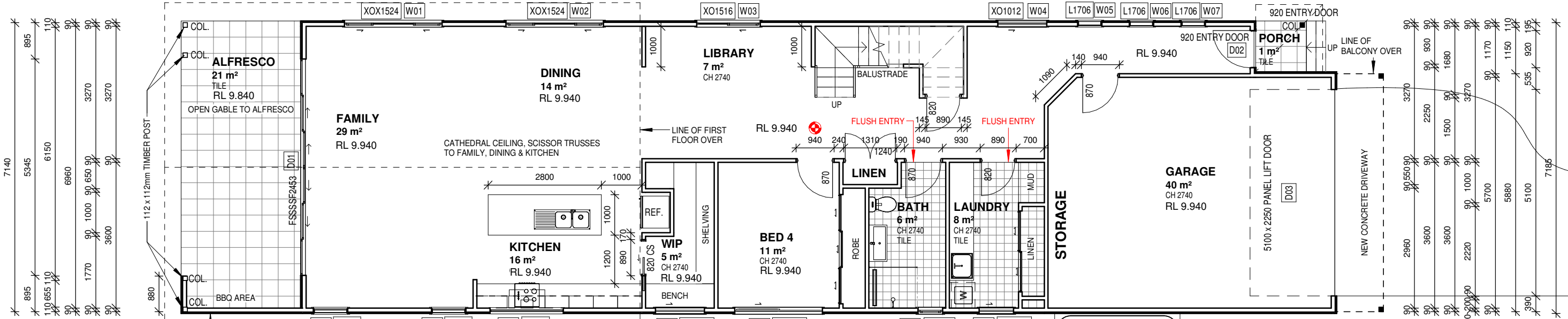
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Lot 15  
DP 5748

413.8m<sup>2</sup>

A08

2



A08

1

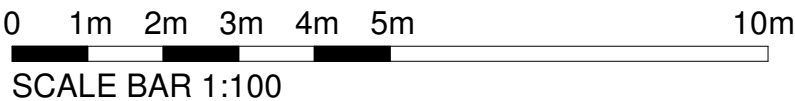
PROPOSED FLOOR  
SPACES

NAME	AREA	%
GROUND	140 m <sup>2</sup>	42%
GARAGE	43 m <sup>2</sup>	13%
ALFRESCO	21 m <sup>2</sup>	6%
PORCH	1 m <sup>2</sup>	0%
TOTAL AREAS:	205 m <sup>2</sup>	61%

UF		
FIRST FLOOR	115 m <sup>2</sup>	34%
BALCONY	7 m <sup>2</sup>	2%
VOID	7 m <sup>2</sup>	2%
TOTAL AREAS:	129 m <sup>2</sup>	39%

TOTAL AREAS: 334 m<sup>2</sup> 100%

1 GROUND FLOOR  
1 : 100



DOOR SCHEDULE

Code	Width	Height
D01	5346	2400
D02	920	2100
D03	5100	2250
D04	2170	2100

Grand total: 4

WINDOW SCHEDULE

Code	Width	Height
W01	2410	1460
W02	2410	1460
W03	1570	1460
W04	1210	1030
W05	600	1800
W06	600	1800
W07	600	1800
W08	850	1030
W09	610	1460
W10	2170	1200

WINDOW SCHEDULE

Code	Width	Height
W11	1210	600
W12	1810	600
W13	850	1594
W14	850	1594
W15	1810	600
W16	1810	600
W17	1810	860
W18	600	2060
W19	600	2060
W20	600	2060
W21	1570	600
W22	1570	600
W23	1810	600
W24	860	1210
W25	860	1810
W26	860	1810
W27	1810	600
W28	1810	600
W29	1570	600
W30	610	1460
W31	2650	600
W32	1810	860

Grand total: 32

**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

J & J HUMEL

DRAWING TITLE:

GROUND FLOOR PLAN

SCALE: 1 : 100

PROJECT:

18 BLACKWOOD ROAD  
NORTH CURL CURL

SHEET SIZE:

A3

SHEET No:

A05

REVISION:

C

DATE:

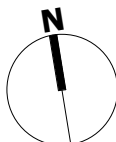
06/07/2021

JOB NO: 230315

DRAWN: HY

STAGE: DA

GJGN149



IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY  
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS  
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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

**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**

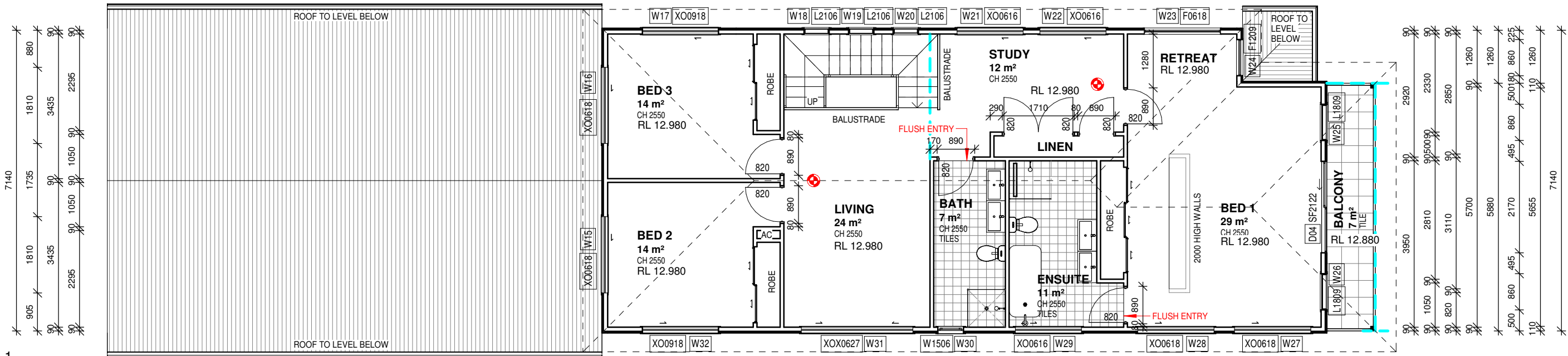
FLOOR TO FLOOR = 3040 mm  
No. of RISERS = 17  
RISERS = 178.8 mm  
TREADS = 250 mm

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA	06/07/2021

A07 2

A08

2



PROPOSED FLOOR SPACES

NAME	AREA	%
GF		
GROUND	140 m²	42%
GARAGE	43 m²	13%
ALFRESCO	21 m²	6%
PORCH	1 m²	0%
	205 m²	61%

UF		
FIRST FLOOR	115 m²	34%
BALCONY	7 m²	2%
VOID	7 m²	2%
	129 m²	39%
TOTAL AREAS:	334 m²	100%

DOOR SCHEDULE

Code	Width	Height
D01	5346	2400
D02	920	2100
D03	5100	2250
D04	2170	2100

Grand total: 4

WINDOW SCHEDULE

Code	Width	Height
W01	2410	1460
W02	2410	1460
W03	1570	1460
W04	1210	1030
W05	600	1800
W06	600	1800
W07	600	1800
W08	850	1030
W09	610	1460
W10	2170	1200

WINDOW SCHEDULE

Code	Width	Height
W11	1210	600
W12	1810	600
W13	850	1594
W14	850	1594
W15	1810	600
W16	1810	600
W17	1810	860
W18	600	2060
W19	600	2060
W20	600	2060
W21	1570	600
W22	1570	600
W23	1810	600
W24	860	1210
W25	860	1810
W26	860	1810
W27	1810	600
W28	1810	600
W29	1570	600
W30	610	1460
W31	2650	600
W32	1810	860

Grand total: 32

1 FIRST FLOOR  
1 : 100

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

**G.J. Gardner.** HOMES  
Builders Details

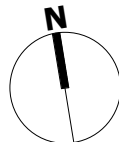
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DRAFTERS:  
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SUITE 302  
5 CELEBRATION DRIVE  
BELLA VISTA NSW 2153  
ABN 15 078 937 238  
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING  
**J & J HUMEL**  
DRAWING TITLE:  
**FIRST FLOOR PLAN**  
SCALE: 1 : 100

PROJECT:  
**18 BLACKWOOD ROAD  
NORTH CURL CURL**

SHEET SIZE: **A3** SHEET No: **A06** REVISION: **C**  
DATE: **06/07/2021**  
JOB NO: 230315 STAGE: DA  
DRAWN: HY GJGN149



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

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

RL 17.190 ROOF PEAK

RL 15.530 UF CEILING

RL 12.980 UF

RL 12.680 GF CEILING

RL 9.940 GF

1 FRONT ELEVATION  
1 : 100

RL 17.190 ROOF PEAK

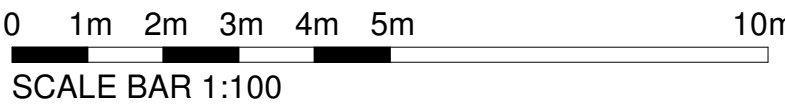
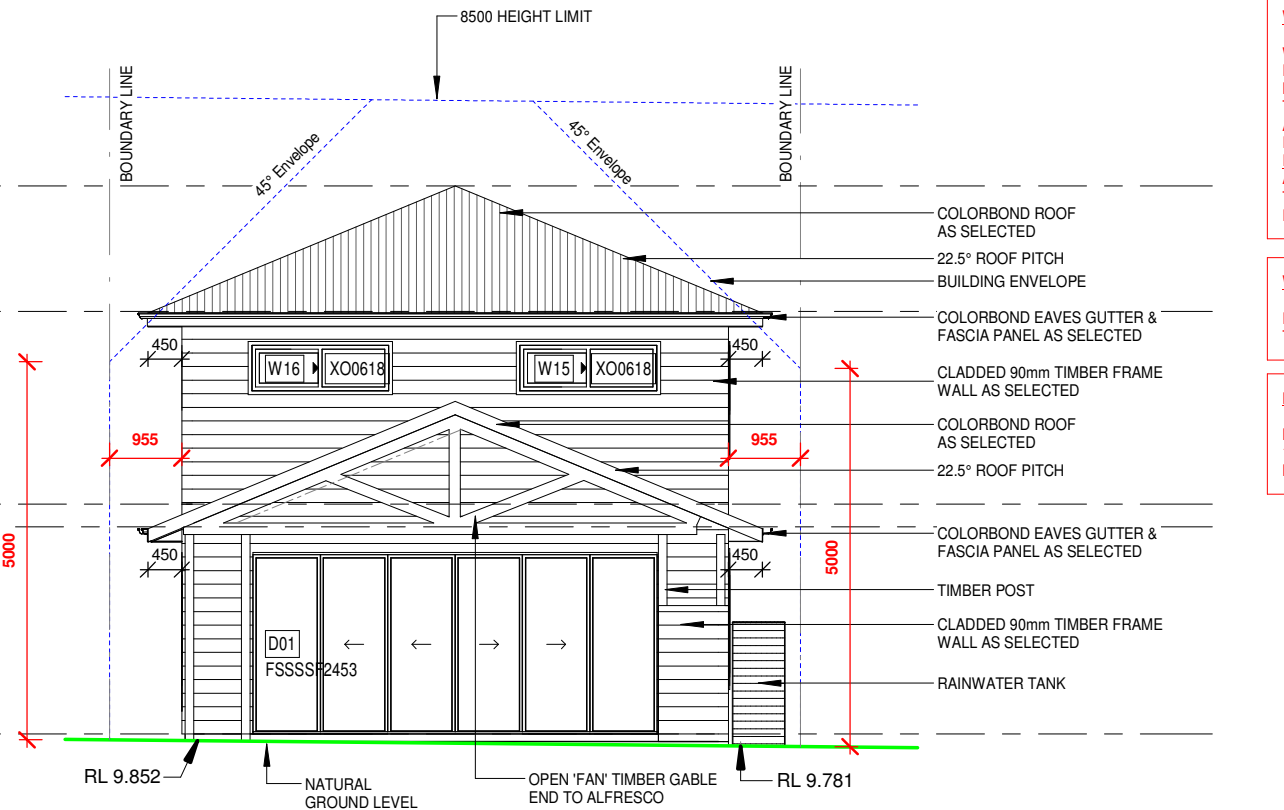
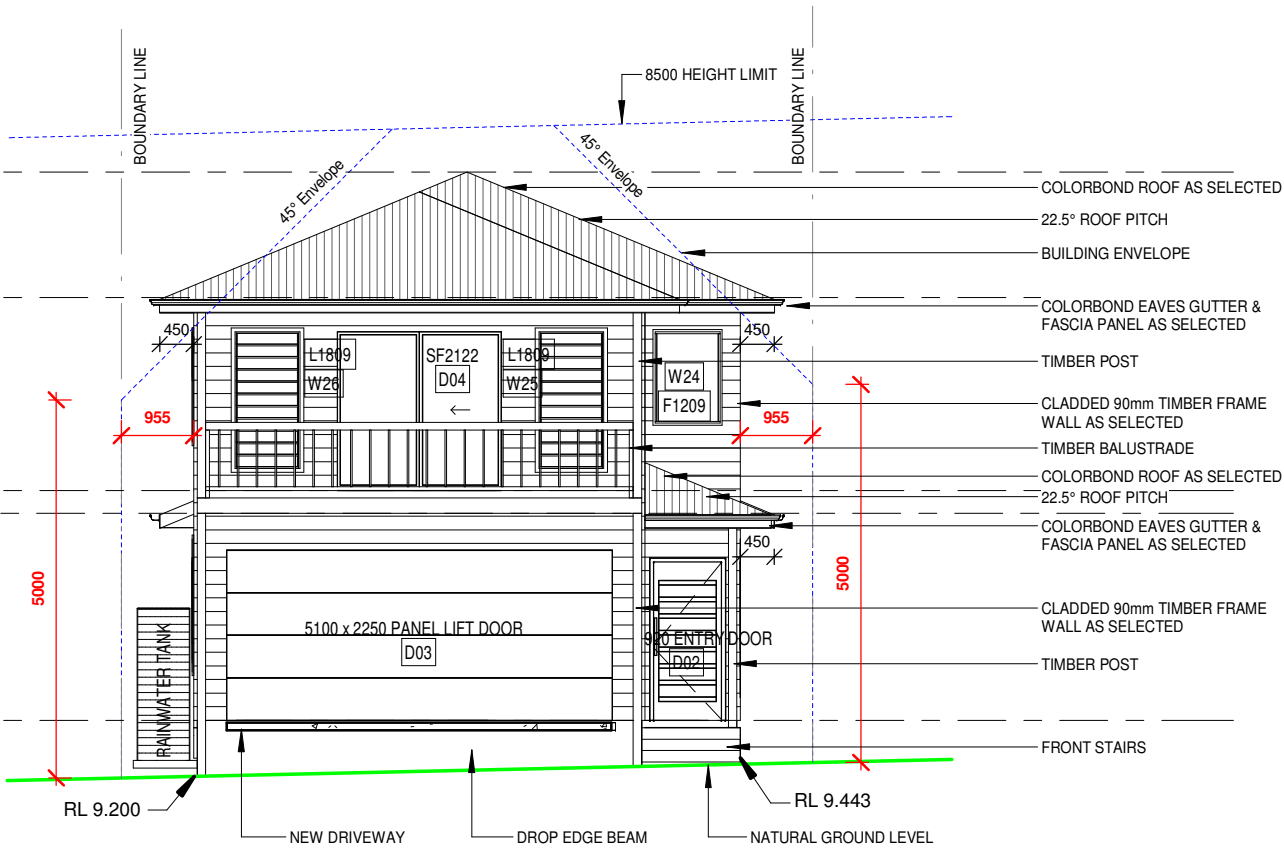
RL 15.530 UF CEILING

RL 12.980 UF

RL 12.680 GF CEILING

RL 9.940 GF

2 REAR ELEVATION  
1 : 100



**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 AS DETAILED IN THE BCA 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.

**WINDOWS**

PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC/BCA Part 3.9.2

**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.

WINDOW SCHEDULE

Code	Width	Height
W01	2410	1460
W02	2410	1460
W03	1570	1460
W04	1210	1030
W05	600	1800
W06	600	1800
W07	600	1800
W08	850	1030
W09	610	1460
W10	2170	1200

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
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PROPOSED FLOOR SPACES

NAME	AREA	%
------	------	---

GF		
GROUND	140 m <sup>2</sup>	42%
GARAGE	43 m <sup>2</sup>	13%
ALFRESCO	21 m <sup>2</sup>	6%
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TOTAL AREAS:	334 m <sup>2</sup>	100%

DOOR SCHEDULE

Code	Width	Height
------	-------	--------

D01	5346	2400
D02	920	2100
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Grand total: 4

WINDOW SCHEDULE

Code	Width	Height
------	-------	--------

W11	1210	600
W12	1810	600
W13	850	1594
W14	850	1594
W15	1810	600
W16	1810	600
W17	1810	860
W18	600	2060
W19	600	2060
W20	600	2060
W21	1570	600
W22	1570	600
W23	1810	600
W24	860	1210
W25	860	1810
W26	860	1810
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W28	1810	600
W29	1570	600
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Grand total: 32

**G.J. Gardner.** HOMES  
Builders Details

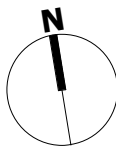
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DRAFTERS:  
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SUITE 302  
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BELLA VISTA NSW 2153  
ABN 15 078 937 238  
(02) 8863 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING  
**J & J HUMEL**  
DRAWING TITLE:  
**ELEVATIONS**  
SCALE: 1 : 100

PROJECT:  
**18 BLACKWOOD ROAD  
NORTH CURL CURL**

SHEET SIZE: **A3** SHEET No: **A07** REVISION: **C**  
DATE: **06/07/2021**  
JOB NO: 230315 STAGE: DA  
DRAWN: HY GJGN149

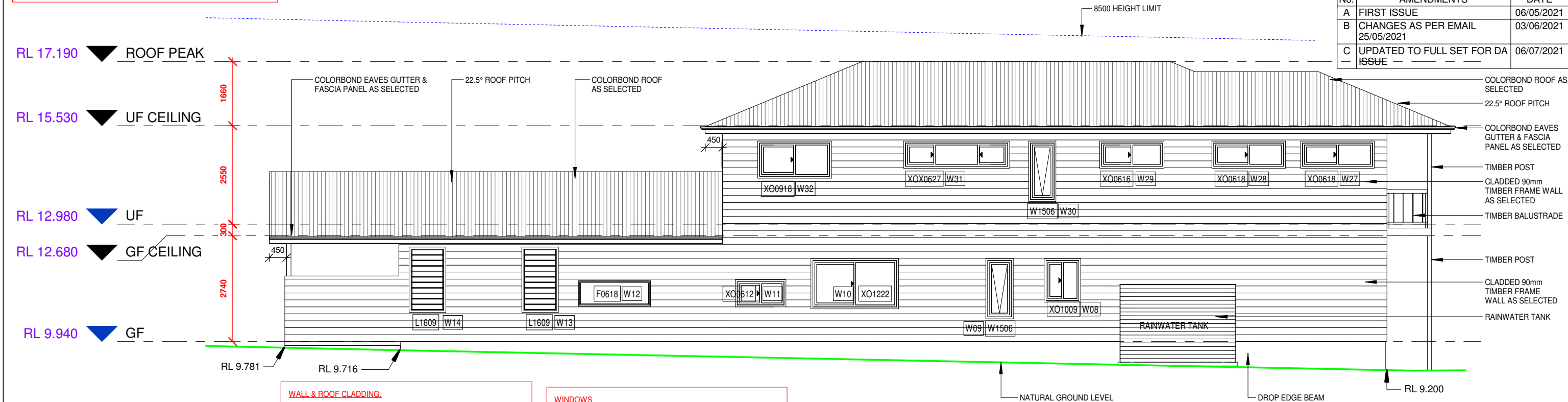


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OWNER SIGNED: DATE: OWNER SIGNED: DATE: BUILDER SIGNED: DATE:

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

DRAWING REVISION SCHEDULE		
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PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC/BCA Part 3.9.2  
**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.

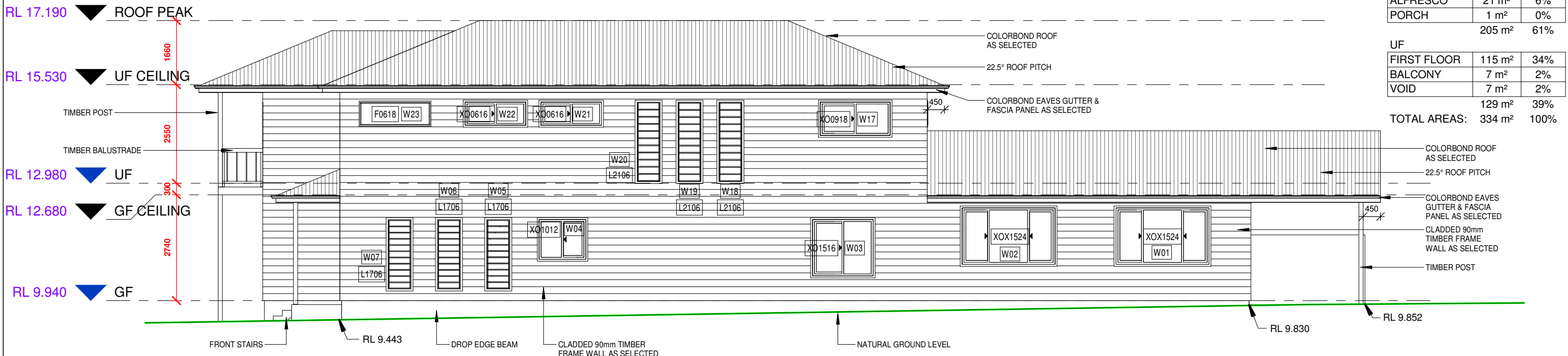
PROPOSED FLOOR SPACES		
NAME	AREA	%

GF		
GROUND	140 m <sup>2</sup>	42%
GARAGE	43 m <sup>2</sup>	13%
ALFRESCO	21 m <sup>2</sup>	6%
PORCH	1 m <sup>2</sup>	0%
	205 m <sup>2</sup>	61%

UF		
FIRST FLOOR	115 m <sup>2</sup>	34%
BALCONY	7 m <sup>2</sup>	2%
VOID	7 m <sup>2</sup>	2%
	129 m <sup>2</sup>	39%

TOTAL AREAS: 334 m<sup>2</sup> 100%

1 SIDE ELEVATION 1  
1 : 100



**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 AS DETAILED IN THE BCA 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.

**WINDOWS**  
PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC/BCA Part 3.9.2  
**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.

PROPOSED FLOOR SPACES		
NAME	AREA	%

GF		
GROUND	140 m <sup>2</sup>	42%
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FIRST FLOOR	115 m <sup>2</sup>	34%
BALCONY	7 m <sup>2</sup>	2%
VOID	7 m <sup>2</sup>	2%
	129 m <sup>2</sup>	39%

TOTAL AREAS: 334 m<sup>2</sup> 100%

2 SIDE ELEVATION 2  
1 : 100

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



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

RL 17.190 ROOF PEAK

RL 15.530 UF CEILING

RL 12.980 UF

RL 12.680 GF CEILING

RL 9.940 GF

A SECTION A-A  
1 : 100

RL 17.190 ROOF PEAK

RL 15.530 UF CEILING

RL 12.980 UF

RL 12.680 GF CEILING

RL 9.940 GF

B SECTION B-B  
1 : 100

**G.J. Gardner.** HOMES  
Builders Details

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

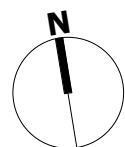
CLIENT: DOUBLE STOREY DWELLING

J & J HUMEL

DRAWING TITLE:  
**SECTIONS**  
SCALE: As indicated

PROJECT:  
**18 BLACKWOOD ROAD  
NORTH CURL CURL**

SHEET SIZE: **A3** SHEET No: **A09** REVISION: **C**  
DATE: 06/07/2021  
JOB NO: 230315 STAGE: DA  
DRAWN: HY GJGN149



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 ITEMS AND ANY  
FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE: OWNER SIGNED: DATE: BUILDER SIGNED: DATE:

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021

PROPOSED FLOOR  
SPACES

NAME	AREA	%
GF		
GROUND	140 m <sup>2</sup>	42%
GARAGE	43 m <sup>2</sup>	13%
ALFRESCO	21 m <sup>2</sup>	6%
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FIRST FLOOR	115 m <sup>2</sup>	34%
BALCONY	7 m <sup>2</sup>	2%
VOID	7 m <sup>2</sup>	2%
	129 m <sup>2</sup>	39%
TOTAL AREAS:	334 m <sup>2</sup>	100%

WALL & ROOF CLADDING.

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE  
REQUIREMENTS OF NCC 2019 Vol 2 Ppt 3.5 OF THE  
BUILDING CODE OF AUSTRALIA PARTICULARLY WITH RESPECT  
TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE  
AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND  
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PCA FOR CONCURRENCE.

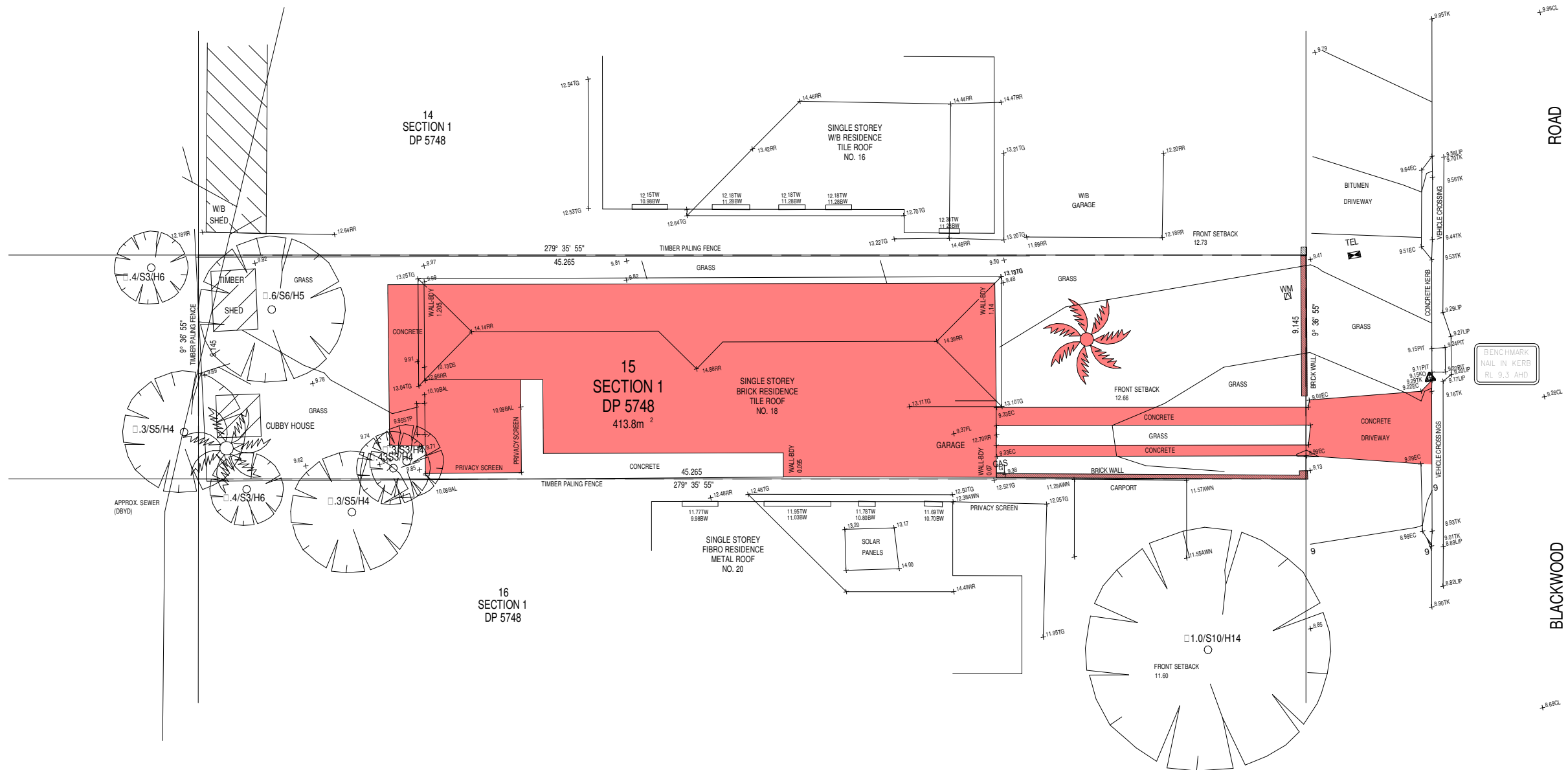
0 1m 2m 3m 4m 5m 10m  
SCALE BAR 1:100

WINDOWS

PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS  
TO COMPLY WITH NCC/BCA Part 3.9.2

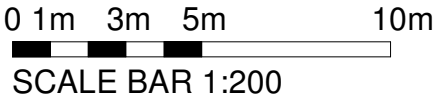
BALUSTRADES - NCC/BCA Part 3.9

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



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021

1 DEMOLITION PLAN  
1 : 200



DEMOLITION WORKS ARE  
SHOWN IN RED

**G.J. Gardner.** HOMES  
Builders Details

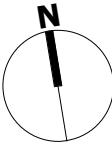
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DRAFTERS:  
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ABN 15 078 937 238  
(02) 8883 4344 kjrdrafting@kjr.net.au

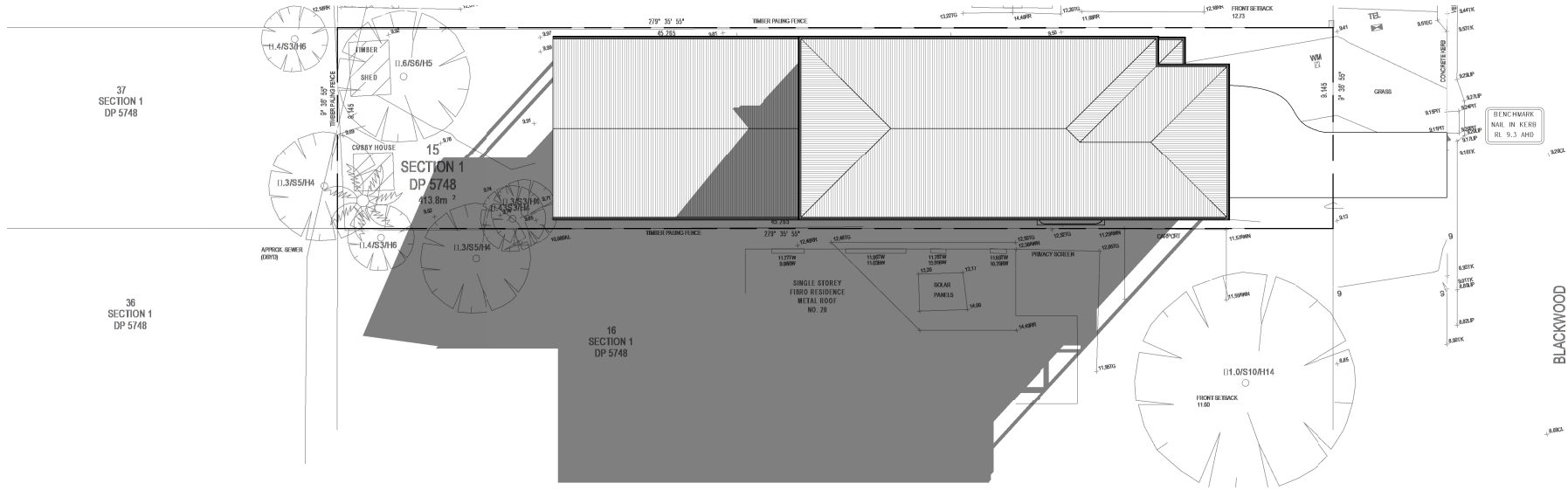
CLIENT: DOUBLE STOREY DWELLING  
**J & J HUMEL**  
DRAWING TITLE:  
**DEMOLITION PLAN**  
SCALE: 1 : 200

PROJECT:  
**18 BLACKWOOD ROAD  
NORTH CURL CURL**

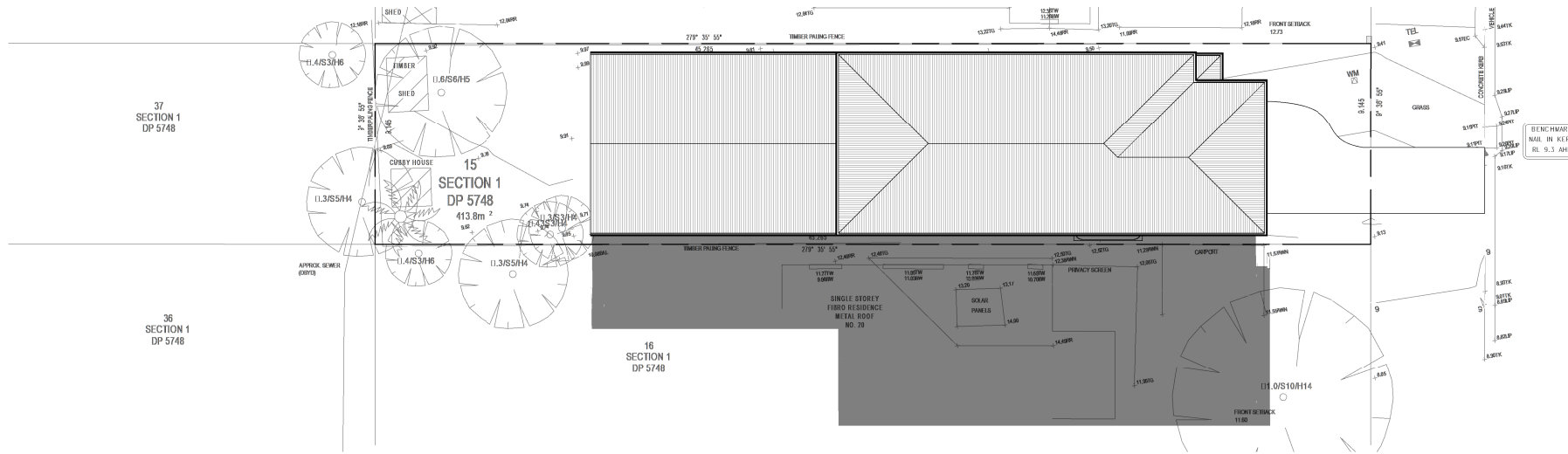
SHEET SIZE: **A3** **A10** REVISION: **C**  
DATE: **06/07/2021**  
JOB NO: 230315 STAGE: DA  
DRAWN: HY GJGN149



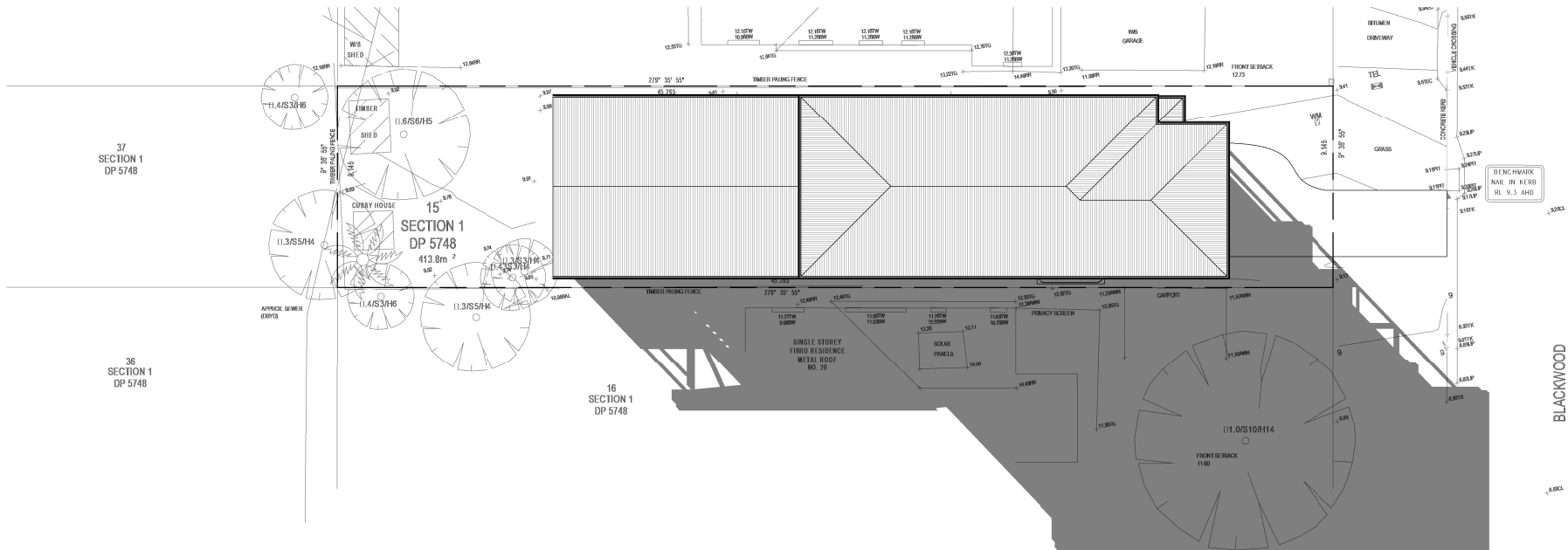
IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY  
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OWNER SIGNED: ..... DATE: .....  
OWNER SIGNED: ..... DATE: .....  
BUILDER SIGNED: ..... DATE: .....



1 SHADOW DIAGRAM 9AM  
1 : 300



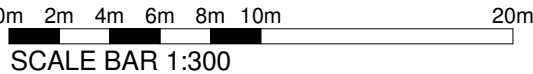
2 SHADOW DIAGRAM 12PM  
1 : 300



3 SHADOW DIAGRAM 3PM  
1 : 300

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021

### SHADOW DIAGRAM 21ST JUNE



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**G.J. Gardner.** HOMES  
Builders Details

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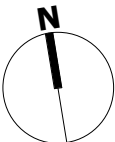
DRAFTERS:  
**KJR**  
SUITE 302  
5 CELEBRATION DRIVE  
BELLA VISTA NSW 2153  
ABN 15 078 937 238  
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING  
**J & J HUMEL**  
DRAWING TITLE:  
**SHADOW DIAGRAM**  
SCALE: 1 : 300

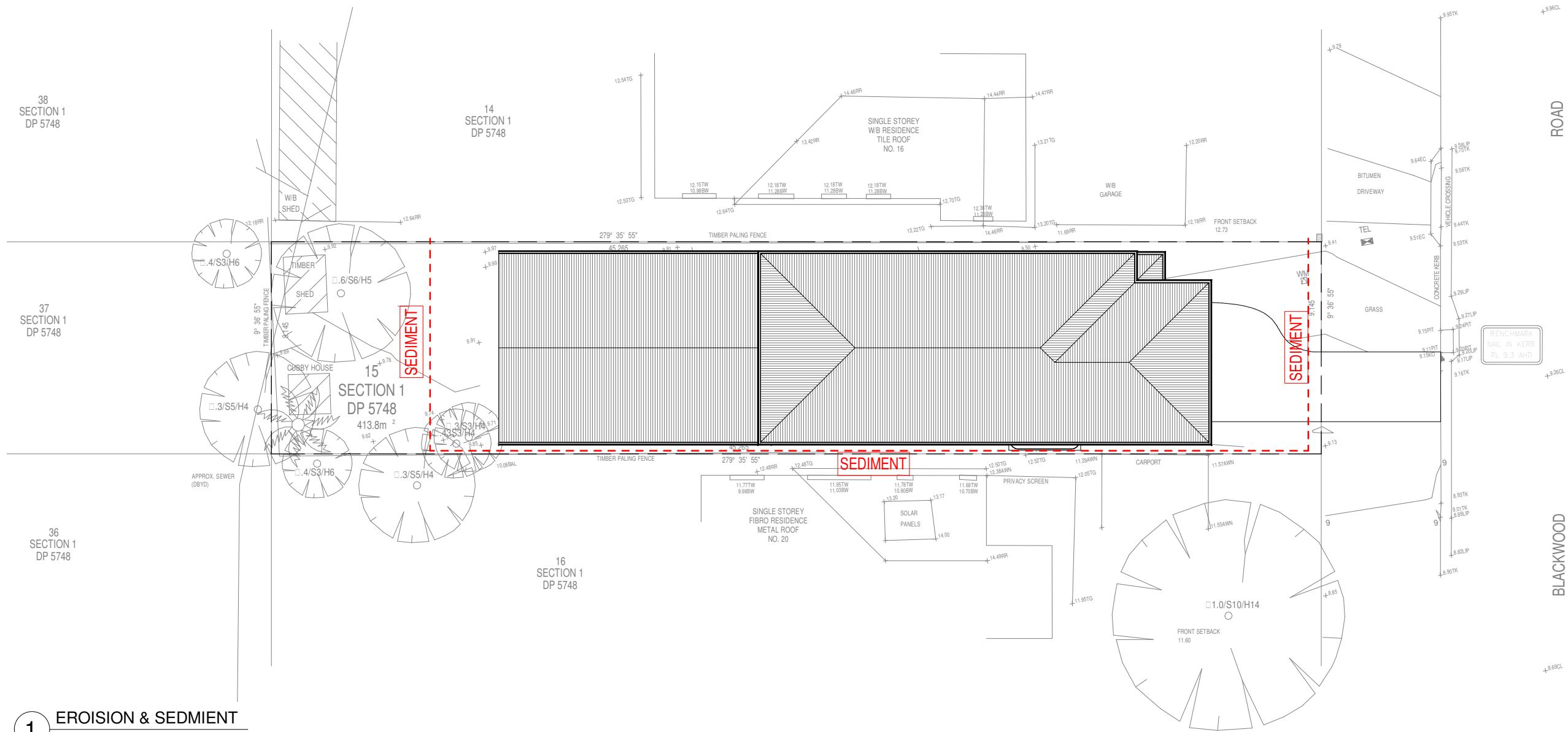
PROJECT:  
**18 BLACKWOOD ROAD  
NORTH CURL CURL**

e

SHEET SIZE: **A3** SHEET No: **A11** REVISION: **C**  
DATE: **06/07/2021**  
JOB NO: 230315 STAGE: DA  
DRAWN: HY GJGN149

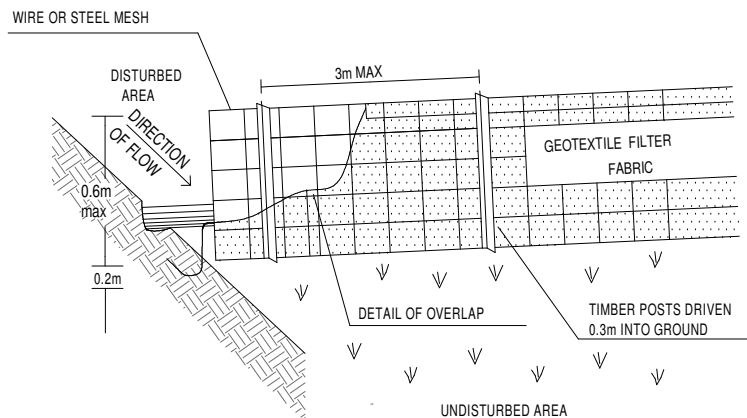


I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY  
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OWNER SIGNED: ..... DATE: .....  
OWNER SIGNED: ..... DATE: .....  
BUILDER SIGNED: ..... DATE: .....



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
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B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021

## 1 EROSION & SEDIMENT 1 : 200



## SEDIMENT FENCE DETAILS

### SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL & TOP SOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL THE DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO STRIPPED AND STOCKPILED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AREA AREAS WHERE WATER MAY CONCENTRATE.
- STOCKPILE TOPSOIL SEPARATELY FROM SUBSOIL.
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

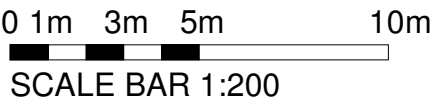
ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.

### BOUNDARY NOTES:

- BOUNDARY INFORMATION SUPPLIED BY OWNER
- CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORK.

### SETOUT NOTES:

- BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
- BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.



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**G.J. Gardner.** HOMES  
Builders Details

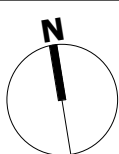
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TO G.J. GARDNER HOMES

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SUITE 302  
5 CELEBRATION DRIVE  
BELLA VISTA NSW 2153  
ABN 15 078 937 238  
(02) 8863 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING  
**J & J HUMEL**  
DRAWING TITLE:  
**EROSION & SEDIMENT PLAN**  
SCALE: 1 : 200

PROJECT:  
**18 BLACKWOOD ROAD  
NORTH CURL CURL**

SHEET SIZE: **A3** SHEET No: **A12** REVISION: **C**  
DATE: **06/07/2021**  
JOB NO: 230315 STAGE: DA  
DRAWN: HY GJGN149



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



**Single Dwelling**

Certificate number: 1219308S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Thursday, 01 July 2021  
To be valid, this certificate must be lodged within 3 months of the date of issue.



**Description of project**

Project address	
Project name	11 Blackwood Road
Street address	18 Blackwood Road North Curl Curl 2099
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 5748
Lot no.	15
Section no.	1
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	414
Roof area (m²)	249
Conditioned floor area (m2)	221.5
Unconditioned floor area (m2)	22.6
Total area of garden and lawn (m2)	231

Project summary		
Project name	11 Blackwood Road	
Street address	18 Blackwood Road North Curl Curl 2099	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 5748	
Lot no.	15	
Section no.	1	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Assessor details and thermal loads		
Assessor number	20290	
Certificate number	0006195887	
Climate zone	56	
Area adjusted cooling load (MJ/m².year)	26	
Area adjusted heating load (MJ/m².year)	39	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	No	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 110 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: • all toilets in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 4 of the bedrooms / study;		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 3 of the living / dining rooms;		✔	✔
• the kitchen;		✔	✔
• all bathrooms/toilets;		✔	✔
• the laundry;		✔	✔
• all hallways;		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021

# WASTE MANAGEMENT PLAN FOR PROPOSED 2 STOREY DWELLING AT: 18 BLACKWOOD ROAD NORTH CURL CURL

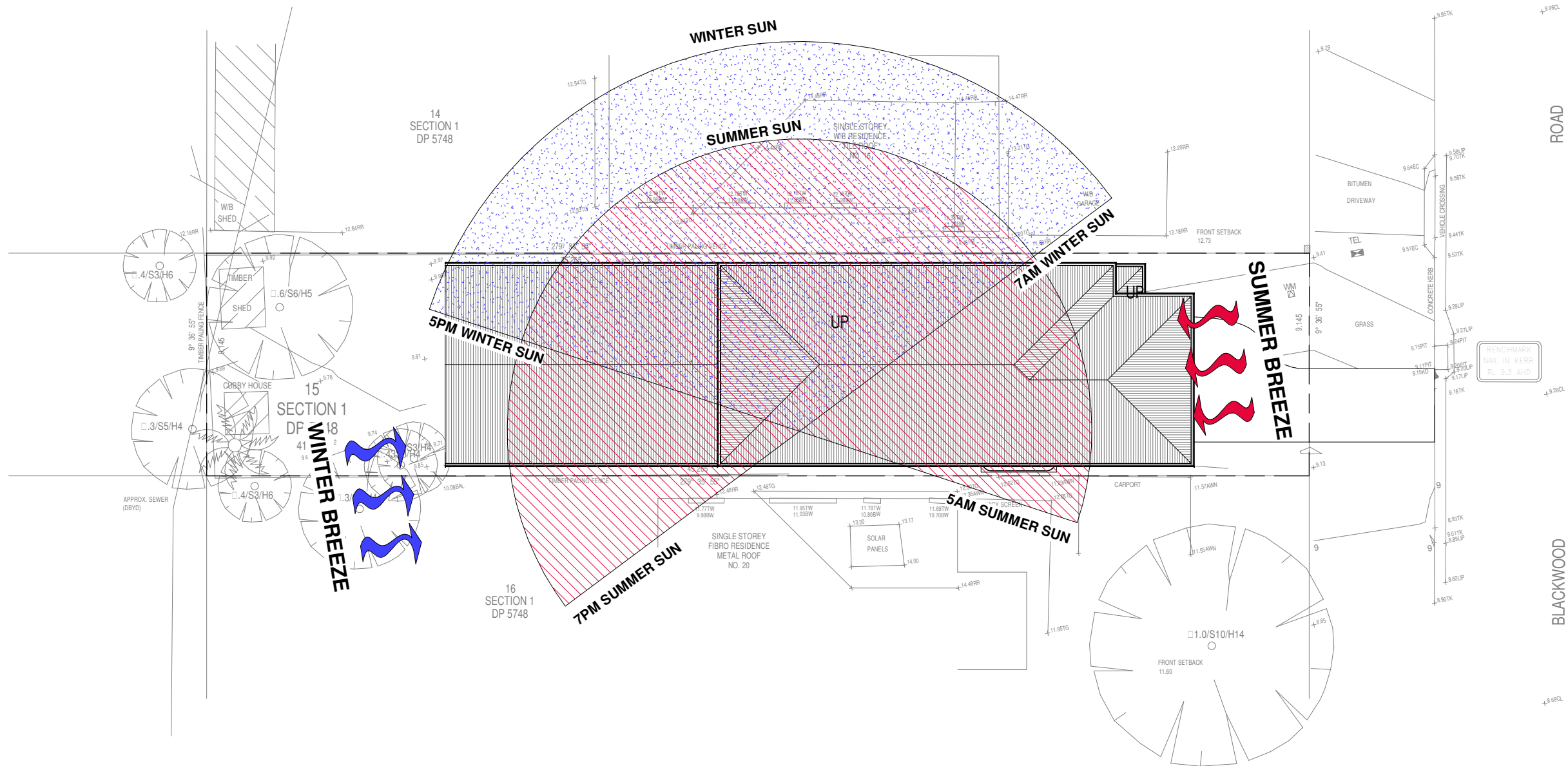
DEMOLITION PHASE				
MATERIALS ON-SITE		DESTINATION		
		Reuse & Recycling		Disposal
Type of materials	Estimated volume (m3)	On-Site Specify proposed reuse or on-site recycling method	Offsite Specify contractor and recycling outlet	Specify contractor or landfill site
Green waste	2	Chip and compost for landscaping and new gardens	-	Nil to landfill
Bricks	Nil			Nil to landfill
Concrete	20		Waste Management centre for recycling	Nil to landfill
Timber	10	Used for formwork and studwork, site shed or temporary fence	Long lengths of good quality timber to Timber Recycling Company. Lengths less than 1 meter to Waste Management centre for recycling	Nil to landfill
Plasterboard	10		Waste Management centre	Taken to landfill
Roof tiles	8		Good tiles to Waste Management centre for recycling; sell to second hand building supplies	Nil to landfill
Metals	2		Waste Management centre for recycling	Nil to landfill
Asbestos	5		Cart to licensed asbestos tip	Taken to landfill

CONSTRUCTION PHASE				
MATERIALS ON-SITE		DESTINATION		
		Reuse & Recycling		Disposal
Type of materials	Estimated volume (m3)	On-Site Specify proposed reuse or on-site recycling method	Offsite Specify contractor and recycling outlet	Specify contractor or landfill site
Excavation Material	5	Re-use for backfill under slab. Remove top soil and stockpile for use in landscaping	-	
Green waste	Nil			
Bricks	Nil			
Concrete	2		Excess concrete returned to supplier	Nil to landfill
Timber	2		Excess timber returned to supplier	Nil to landfill
Plasterboard	0.5		Excess plasterboard returned to supplier	Nil to landfill
Roof colorbond	0.5		Excess colorbond roof returned to supplier	Nil to landfill
Metals	0.1		Waste Management centre for recycling	Nil to landfill

USE OF PREMISES			
Type of Waste to be Generated	Expected volume per week (m3)	On-Site Specify proposed reuse or on-site recycling method	Destination
Food, general domestic waste	0.4	Bins located on site	Disposal via council rubbish removal
Paper, Cardboard	0.1	Bins located on site	Disposal via council recycling collection
Glass, Bottles	0.1	Bins located on site	Disposal via council recycling collection

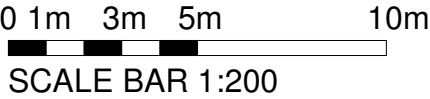
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No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021





DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021

1 SITE ANALYSIS  
1 : 200



**G.J. Gardner.** HOMES  
Builders Details

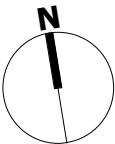
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DRAFTERS:  
**KJR**  
SUITE 302  
5 CELEBRATION DRIVE  
BELLA VISTA NSW 2153  
ABN 15 078 937 238  
(02) 8863 4344 kjrdrafting@kjr.net.au

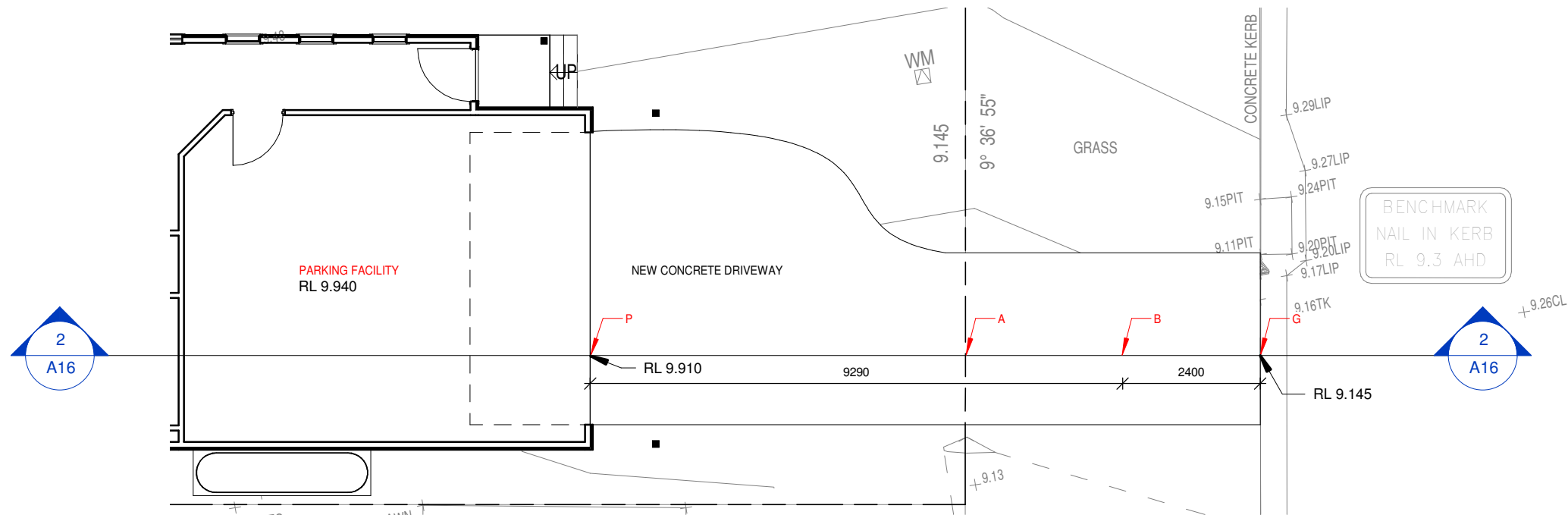
CLIENT: DOUBLE STOREY DWELLING  
**J & J HUMEL**  
DRAWING TITLE:  
**SITE ANALYSIS**  
SCALE: 1 : 200

PROJECT:  
**18 BLACKWOOD ROAD  
NORTH CURL CURL**

SHEET SIZE: **A3** SHEET No: **A15** REVISION: **C**  
DATE: **06/07/2021**  
JOB NO: 230315 STAGE: DA  
DRAWN: HY GJGN149

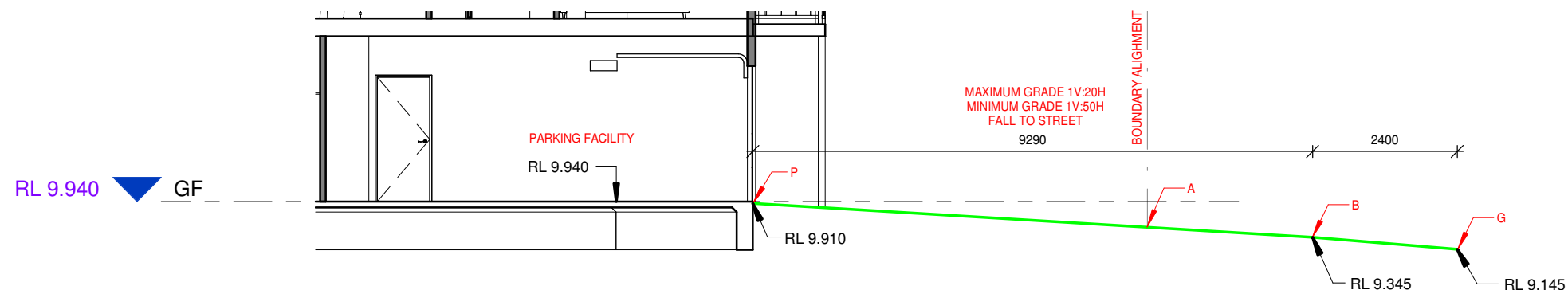


I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY  
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS  
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN  
ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY  
FURTHER PLANS TO BE PREPARED.  
OWNER SIGNED: ..... DATE: .....  
OWNER SIGNED: .....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



1 DRIVEWAY PLAN  
1 : 100

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021



2 DRIVEWAY SECTION  
1 : 100

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Builders Details

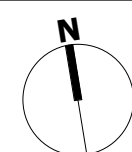
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(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING  
**J & J HUMEL**  
DRAWING TITLE:  
**DRIVEWAY DETAIL**  
SCALE: 1 : 100

PROJECT:  
**18 BLACKWOOD ROAD  
NORTH CURL CURL**

SHEET SIZE: **A3** SHEET No: **A16** REVISION: **C**  
DATE: **06/07/2021**  
JOB NO: 230315 STAGE: DA  
DRAWN: HY GJGN149



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OWNER SIGNED: ..... DATE: .....  
OWNER SIGNED: ..... DATE: .....  
BUILDER SIGNED: ..... DATE: .....





Roof Colour – Colorbond Windspray

Window Frame Colour – White (Pearl Gloss White)

Cladding Colour – Scyon Linea 180mm painted Dulux Highgate

Garage Door Colour – Colorbond Windspray

Front Entry Door Colour – Dulux Atlantic Mystique (and we're happy with the Madison MPAD 104 but with translucent glass)

Timber Trim Colour – Dulux Lexicon Half

Fretwork Colour – Dulux Lexicon Half

Rainwater Tank – Colorbond Windspray (added this in so we could note it would be in the same colour as the roof & garage door)