

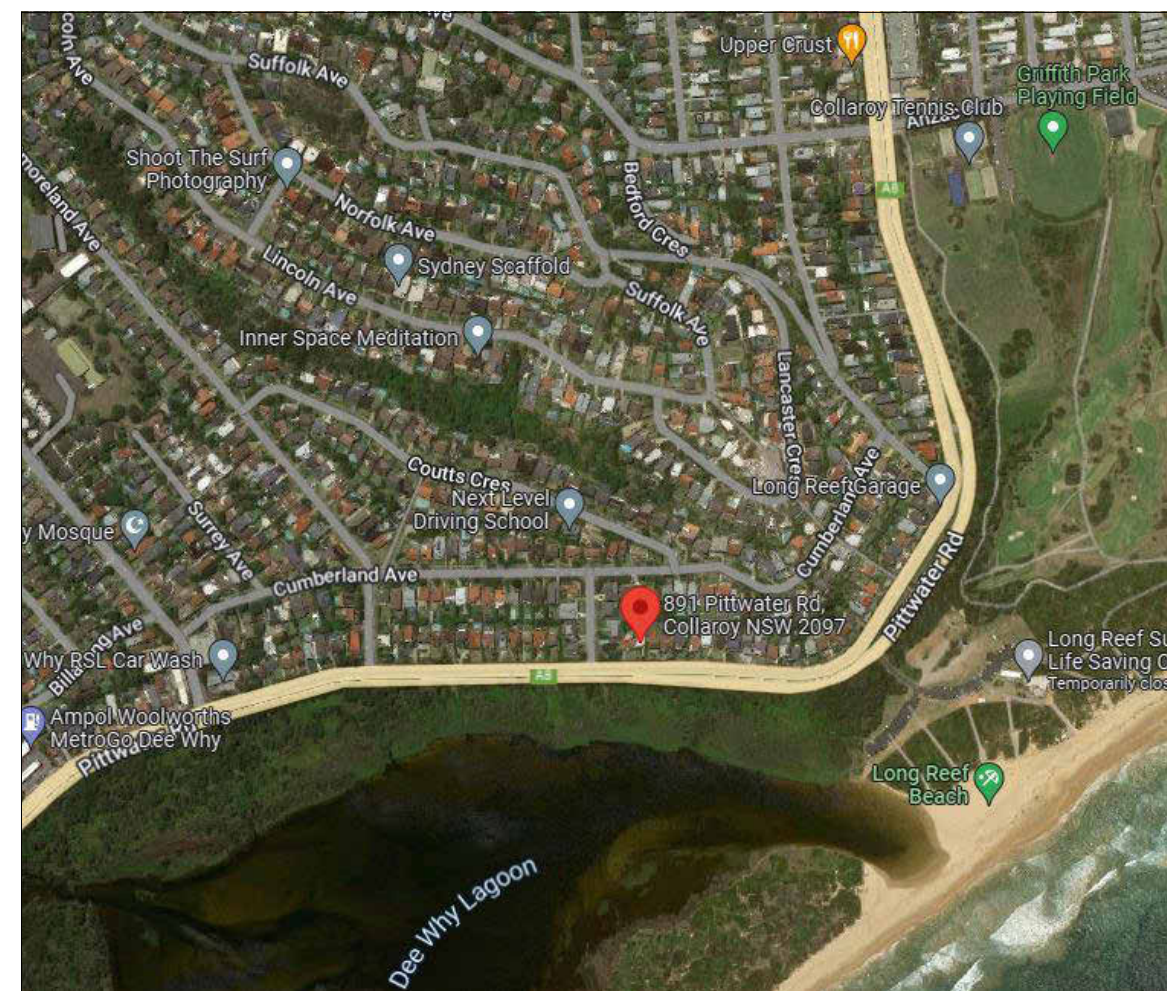
G.J. Gardner. HOMES

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	24/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO

PROJECT: NEW DWELLING
ADDRESS: 891 PITTWATER ROAD
COLLARROY NSW 2097

LOT #: 4
DP #: 12985
SECTION #: 7

DRAWING REGISTER			
SHEET	SHEET NAME	REVISION	DATE
A01	COVER SHEET	C	09/08/2022
A02	EXISTING SURVEY PLAN	C	09/08/2022
A03	SITE PLAN	C	09/08/2022
A04	LANDSCAPE PLAN	C	09/08/2022
A05	LOWER GROUND FLOOR PLAN	C	09/08/2022
A06	GROUND FLOOR PLAN	C	09/08/2022
A07	FIRST FLOOR PLAN	C	09/08/2022
A08	ELEVATIONS	C	09/08/2022
A09	ELEVATIONS	C	09/08/2022
A10	SECTIONS	C	09/08/2022
A11	DEMOLITION PLAN	C	09/08/2022
A12	SHADOW DIAGRAM	C	09/08/2022
A13	EROSION & SEDIMENT PLAN	C	09/08/2022
A14	BASIX COMMITMENT	C	09/08/2022
A15	WASTE MANAGEMENT	C	09/08/2022
A16	SITE ANALYSIS	C	09/08/2022
A17	DRIVEWAY DETAILS	C	09/08/2022
A18	LGF CONCRETE SLAB PLAN	C	09/08/2022
A19	GF CONCRETE SLAB PLAN	C	09/08/2022

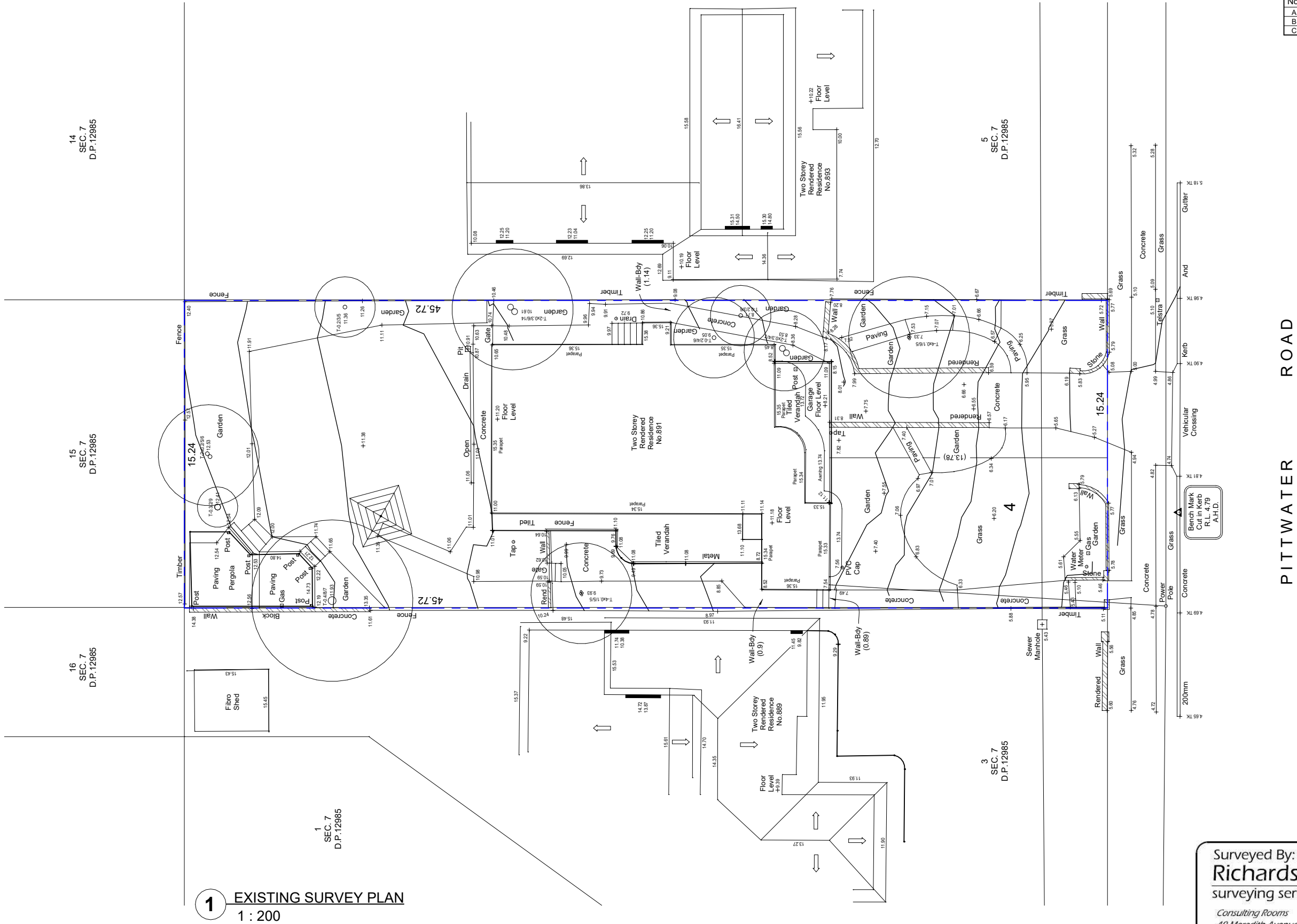


DA APPLICATION - NOT FOR CONSTRUCTION

© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF G.J. GARDNER HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

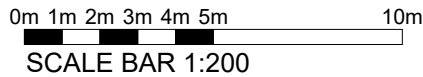
G.J. Gardner. <u>HOMES</u> Builders Details	CUSTOM DESIGN	DRAFTERS: KJR SUITE 302 5 CELEBRATION DRIVE BELLA VISTA NSW 2153 ABN 15 078 937 238 (02) 8883 4344 kjrdrafting@kjr.net.au	CLIENT: NEW DWELLING	PROJECT:	SHEET SIZE: A3	SHEET No: A01	REVISION: C	I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY 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.	
			ELENA KOROLKOVA	891 PITTWATER ROAD COLLARROY NSW 2097	DATE: 09/08/2022	JOB NO: 230370	STAGE: DA		OWNER SIGNED: DATE:
			DRAWING TITLE: COVER SHEET		DRAWN: MO	GJGN197	OWNER SIGNED: DATE:		
			NOT TO SCALE				BUILDER SIGNED: DATE:		

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	24/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO



1 EXISTING SURVEY PLAN
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION



Surveyed By:
Richards & Loftus
surveying services



Consulting Rooms
49 Meredith Avenue
Hornsby Heights
NSW 2077

Phone: 0410 405 484
E-Mail:
matt@r-lsurveying.com.au

Registered Surveyor - Barry Dewar Id No. 8746

G.J. Gardner. HOMES
Builders Details

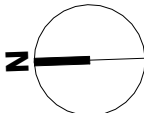
CUSTOM DESIGN
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TO G.J. GARDNER HOMES

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: NEW DWELLING
ELENA KOROLKOVA
DRAWING TITLE:
EXISTING SURVEY PLAN
SCALE: 1 : 200

PROJECT:
**891 PITTWATER ROAD
COLLAROY NSW 2097**

SHEET SIZE: **A3** SHEET No: **A02** REVISION: **C**
DATE: **09/08/2022**
JOB NO: 230370 STAGE: DA
DRAWN: NF GJGN197



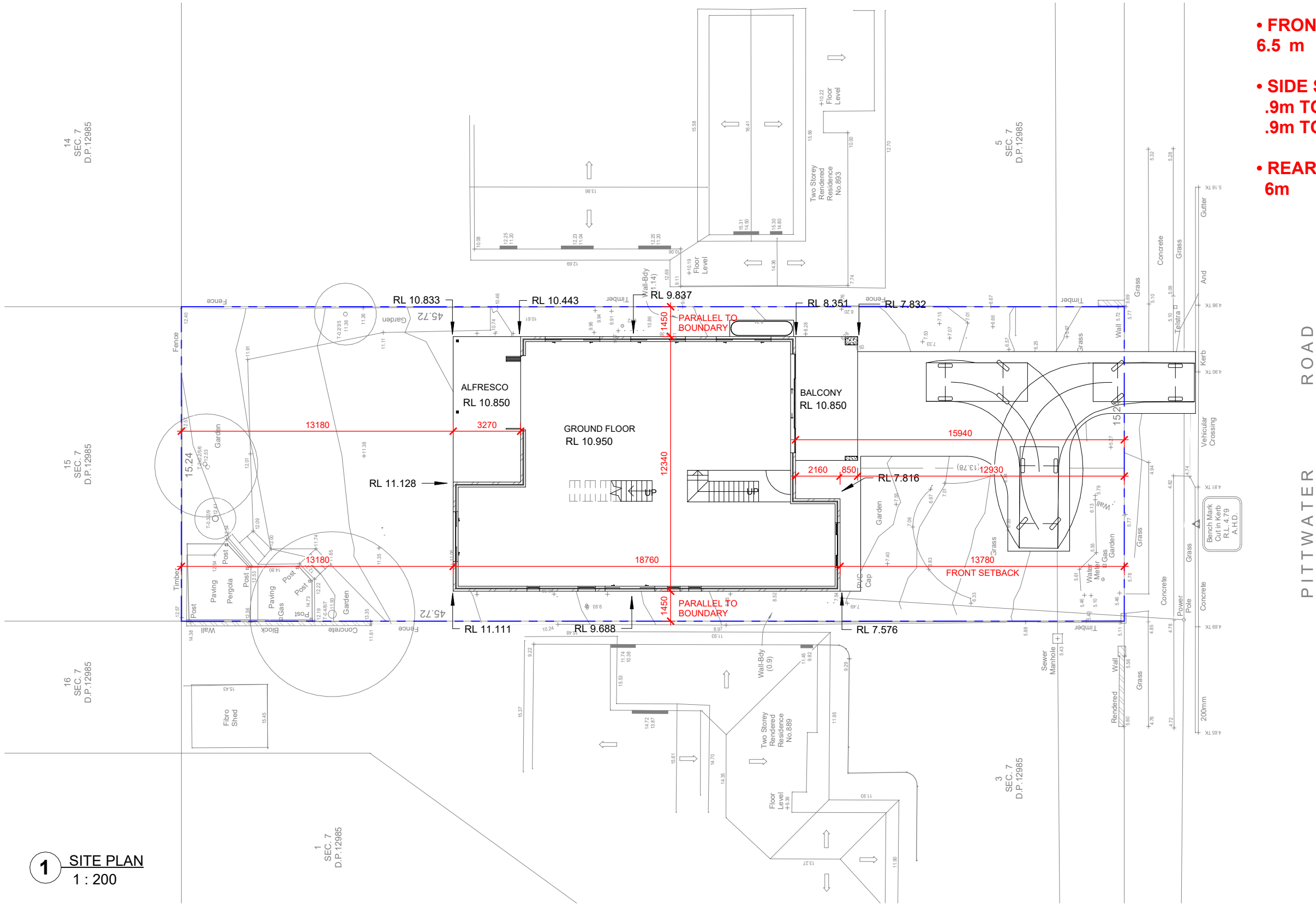
I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

DIMENSIONS INCLUDE CLADDING THICKNESS

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	14/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO

SETBACK NOTES:

- FRONT SETBACK IS TO BE AT LEAST: 6.5 m
- SIDE SETBACK IS TO BE AT LEAST: .9m TO ONE SIDE
.9m TO THE OTHER SIDE
- REAR SETBACK IS TO BE AT LEAST: 6m



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

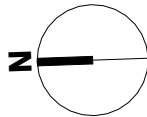
CUSTOM DESIGN
© COPYRIGHT EXCLUSIVE
TO G.J. GARDNER HOMES

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: NEW DWELLING
ELENA KOROLKOVA
DRAWING TITLE:
SITE PLAN
SCALE: 1 : 200

PROJECT:
**891 PITTWATER ROAD
COLLARROY NSW 2097**

SHEET SIZE: **A3**
SHEET No: **A03**
REVISION: **C**
DATE: **09/08/2022**
JOB NO: **230370**
STAGE: **DA**
DRAWN: **NF**
GJGN197



I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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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:

SITE COVERAGE COLOURS

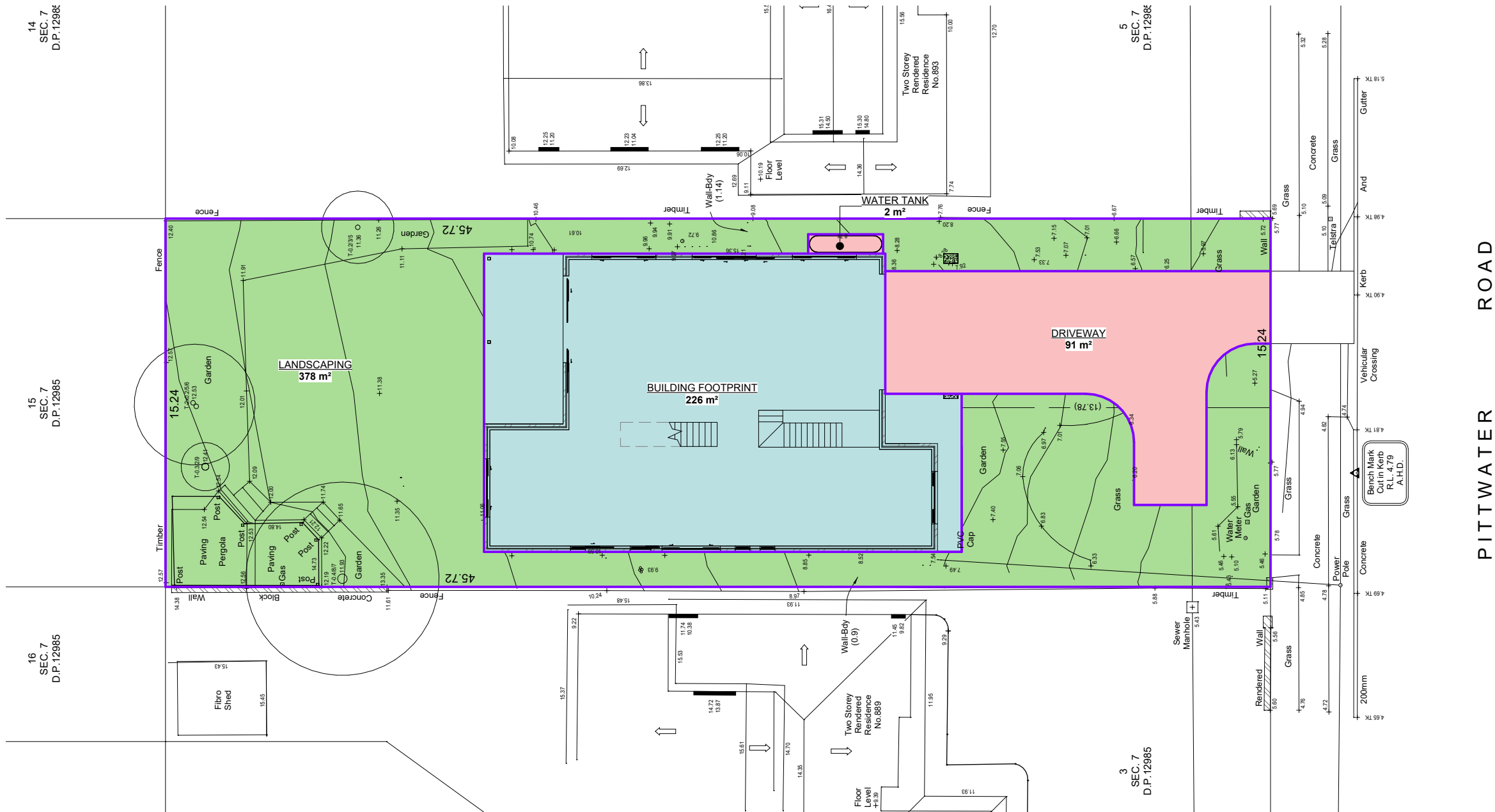
- BUILDING FOOTPRINT
■ HARD SURFACES
■ OPEN LANDSCAPE

PROPOSED LANDSCAPE AREAS

AREA NAME	AREA	%
BUILDING FOOTPRINT	226 m ²	32%
HARD SURFACES	93 m ²	13%
OPEN LANDSCAPE	378 m ²	54%
TOTAL GFA:	697 m ²	100%

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	14/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO



1 PROPOSED LANDSCAPE PLAN
1 : 200

SITE AREA	FSR
697 m ²	0.49

GROSS FLOOR AREAS (GFA)

AREA NAME	AREA	%
HABITABLE AREA	343 m ²	100%

PROPOSED FLOOR SPACES

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

LOWER GROUND FLOOR

GARAGE	35 m ²	8%
HABITABLE AREA	63 m ²	14%
PORCH	10 m ²	2%

GROUND FLOOR

ALFRESCO	23 m ²	5%
BALCONY	18 m ²	4%
HABITABLE AREA	169 m ²	37%
VOID	8 m ²	2%

FIRST FLOOR

BALCONY	17 m ²	4%
HABITABLE AREA	111 m ²	24%
VOID	4 m ²	1%
TOTAL AREAS	457 m ²	100%

DA APPLICATION - NOT FOR CONSTRUCTION

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

G.J. Gardner.
Builders Details

HOMES

CUSTOM DESIGN

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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: NEW DWELLING

ELENA KOROLKOVA

DRAWING TITLE:

LANDSCAPE PLAN

SCALE: 1 : 200

PROJECT:

891 PITTWATER ROAD
COLLARROY NSW 2097

SHEET SIZE:

A3

SHEET No:

A04

REVISION:

C

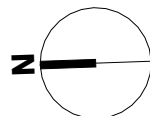
DATE: 09/08/2022

JOB NO: 230370

DRAWN: MO

STAGE: DA

GJGN197



I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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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

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 - LGF - GF

FLOOR TO FLOOR = 2740 mm
No. OF RISERS = 15
RISER HEIGHT = 182.7 mm
TREAD DEPTH = 240 mm

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	21/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO

DOOR SCHEDULE

MARK	WIDTH	HEAD HT
D01	3588	2130
D02	1200	2100
D03	4784	2130
D04	3590	2140
D05	2688	2130
D06	2688	2130
D07	2688	2130

Grand Total: 7

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEAD HT
W01	1810	860	2100
W02	850	400	2100
W03	2170	1800	2100
W04	2650	1200	2100
W05	2650	1200	2100
W06	2650	1200	2100
W07	2410	1200	2100
W08	610	1200	2100
W09	850	1200	2100
W10	2410	1200	2100
W11	610	860	2100
W12	610	860	2100
W13	2410	1030	2100
W14	1810	1200	2100
W15	1810	1200	2100
W16	1210	1030	2100
W17	610	1030	2100

Grand Total: 17

SITE AREA

697 m²

FSR

0.49

GROSS FLOOR AREAS (GFA)

AREA NAME	AREA	%
HABITABLE AREA	343 m ²	100%

PROPOSED FLOOR SPACES

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

LOWER GROUND FLOOR

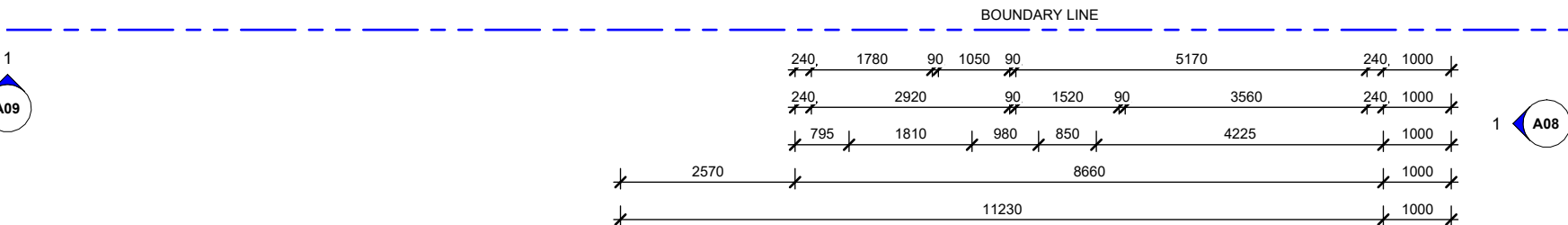
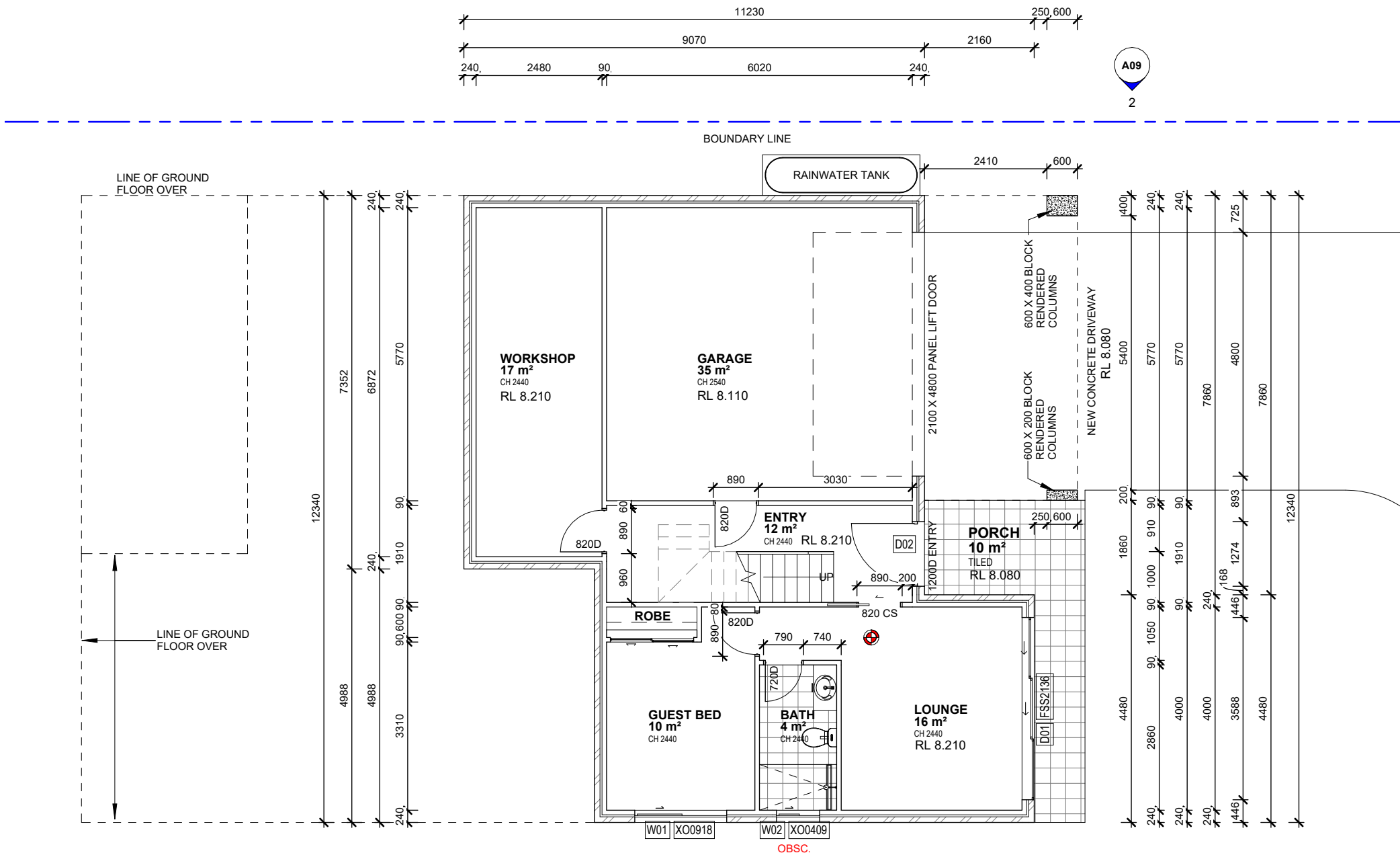
GARAGE	35 m ²	8%
HABITABLE AREA	63 m ²	14%
PORCH	10 m ²	2%

GROUND FLOOR

ALFRESCO	23 m ²	5%
BALCONY	18 m ²	4%
HABITABLE AREA	169 m ²	37%
VOID	8 m ²	2%

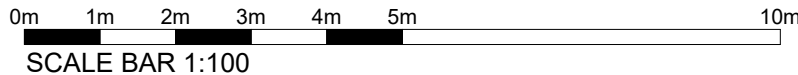
FIRST FLOOR

BALCONY	17 m ²	4%
HABITABLE AREA	111 m ²	24%
VOID	4 m ²	1%
TOTAL AREAS	457 m ²	100%



1 LOWER GROUND FLOOR
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION



G.J. Gardner.
Builders Details

HOMES

CUSTOM DESIGN

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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: NEW DWELLING

ELENA KOROLKOVA

DRAWING TITLE:

LOWER GROUND FLOOR PLAN

SCALE: 1 : 100

PROJECT:

891 PITTWATER ROAD
COLLARROY NSW 2097

SHEET SIZE:

A3

SHEET No:

A05

REVISION:

C

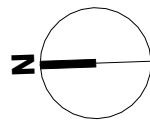
DATE: 09/08/2022

JOB NO: 230370

DRAWN: MO

STAGE: DA

GJGN197



I/WE 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

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 - LGF - GF

FLOOR TO FLOOR = 2740 mm
No. OF RISERS = 15
RISER HEIGHT = 182.7 mm
TREAD DEPTH = 240 mm

STAIRS - - GF - FF

FLOOR TO FLOOR = 3040 mm
No. OF RISERS = 17
RISER HEIGHT = 178.8 mm
TREAD DEPTH = 250 mm

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	24/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO

DOOR SCHEDULE

MARK	WIDTH	HEAD HT
D01	3588	2130
D02	1200	2100
D03	4784	2130
D04	3590	2140
D05	2688	2130
D06	2688	2130
D07	2688	2130

Grand Total: 7

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEAD HT
W01	1810	860	2100
W02	850	400	2100
W03	2170	1800	2100
W04	2650	1200	2100
W05	2650	1200	2100
W06	2650	1200	2100
W07	2410	1200	2100
W08	610	1200	2100
W09	850	1200	2100
W10	2410	1200	2100
W11	610	860	2100
W12	610	860	2100
W13	2410	1030	2100
W14	1810	1200	2100
W15	1810	1200	2100
W16	1210	1030	2100
W17	610	1030	2100

Grand Total: 17

SITE AREA

697 m²

FSR

0.49

GROSS FLOOR AREAS (GFA)

AREA NAME	AREA	%
HABITABLE AREA	343 m ²	100%

PROPOSED FLOOR SPACES

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

LOWER GROUND FLOOR

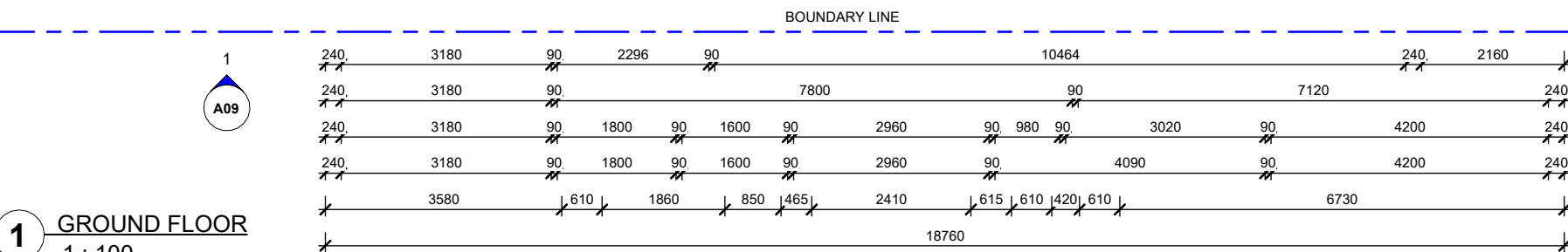
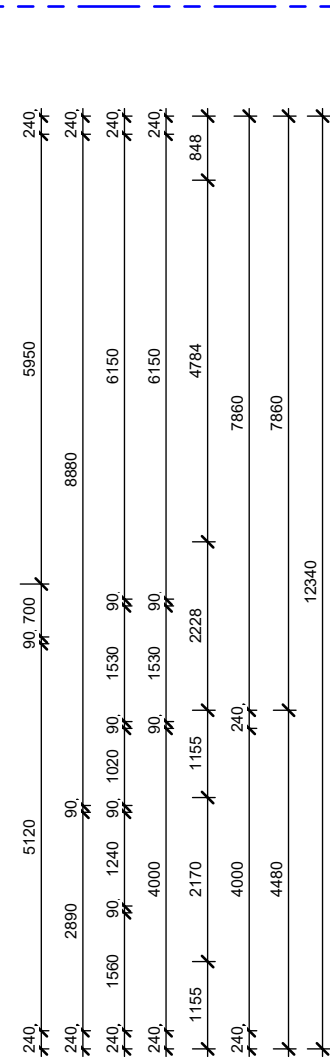
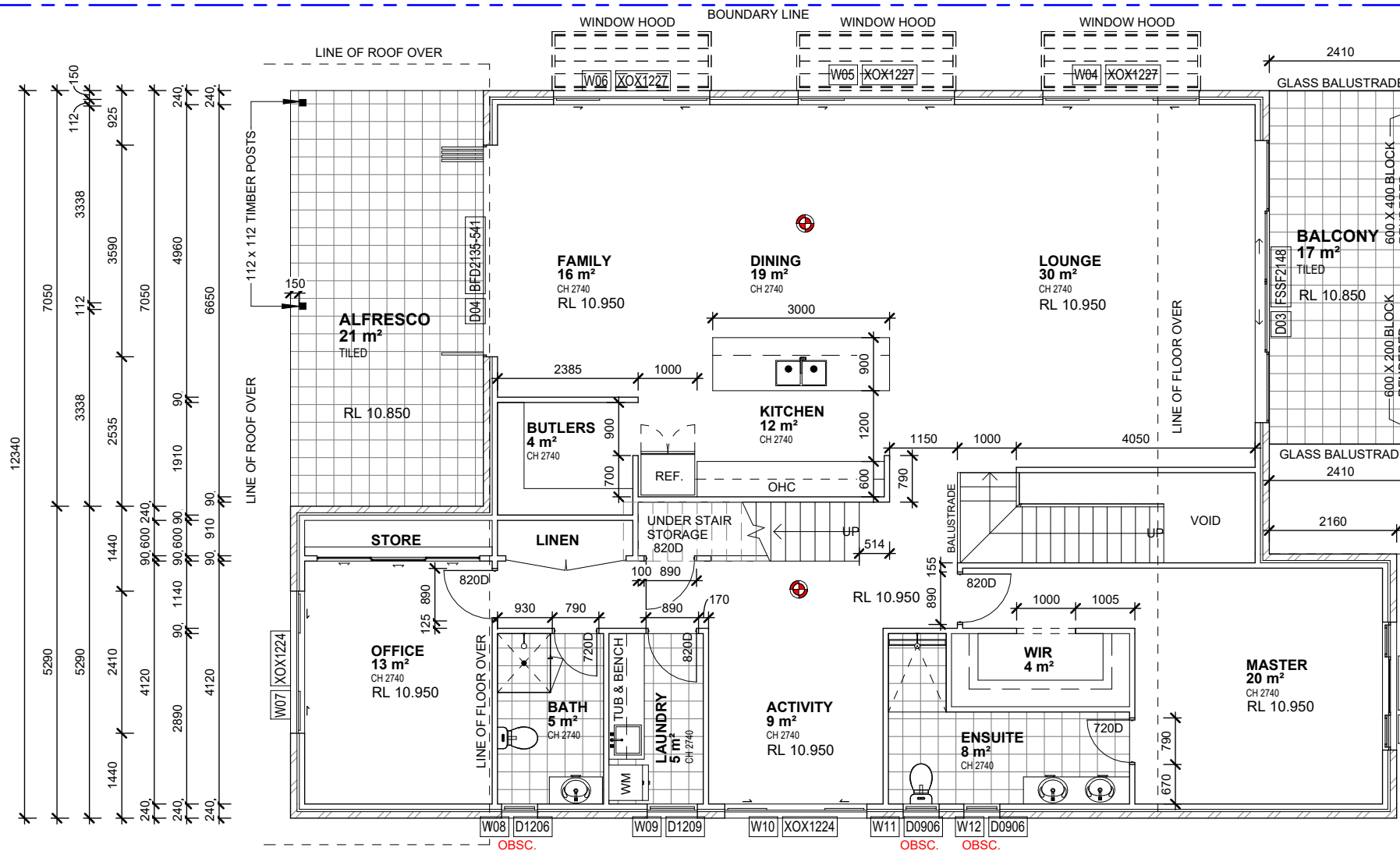
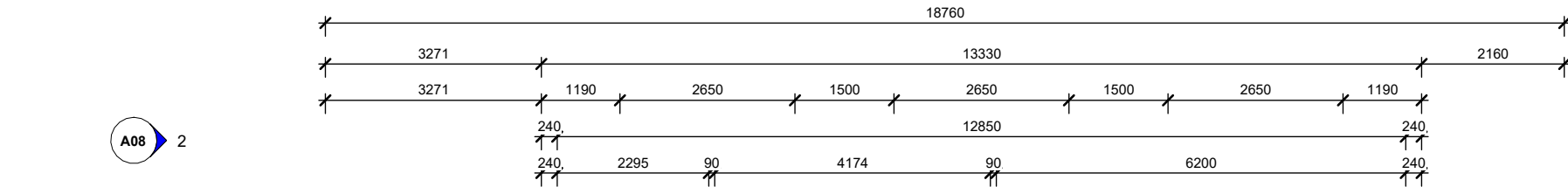
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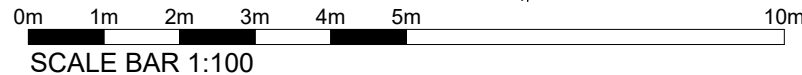
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TOTAL AREAS	457 m ²	100%



1 GROUND FLOOR
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION



G.J. Gardner.
Builders Details

HOMES

CUSTOM DESIGN

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

CLIENT: NEW DWELLING

ELENA KOROLKOVA

DRAWING TITLE:

GROUND FLOOR PLAN

SCALE: 1 : 100

PROJECT:

891 PITTWATER ROAD
COLLARROY NSW 2097

SHEET SIZE:

A3

SHEET No:

A06

REVISION:

C

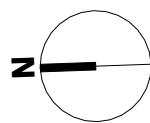
DATE: 09/08/2022

JOB NO: 230370

DRAWN: NF

STAGE: DA

GJGN197



I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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BALUSTRADES - NCC/BCA Part 3.9

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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 = 3040 mm
No. OF RISERS = 17
RISER HEIGHT = 178.8 mm
TREAD DEPTH = 250 mm

DRAWING REVISION SCHEDULE

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A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	24/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO

DOOR SCHEDULE

MARK	WIDTH	HEAD HT
D01	3588	2130
D02	1200	2100
D03	4784	2130
D04	3590	2140
D05	2688	2130
D06	2688	2130
D07	2688	2130

Grand Total: 7

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEAD HT
W01	1810	860	2100
W02	850	400	2100
W03	2170	1800	2100
W04	2650	1200	2100
W05	2650	1200	2100
W06	2650	1200	2100
W07	2410	1200	2100
W08	610	1200	2100
W09	850	1200	2100
W10	2410	1200	2100
W11	610	860	2100
W12	610	860	2100
W13	2410	1030	2100
W14	1810	1200	2100
W15	1810	1200	2100
W16	1210	1030	2100
W17	610	1030	2100

Grand Total: 17

SITE AREA

697 m²

FSR

0.49

GROSS FLOOR AREAS (GFA)

AREA NAME	AREA	%
HABITABLE AREA	343 m ²	100%

PROPOSED FLOOR SPACES

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

LOWER GROUND FLOOR

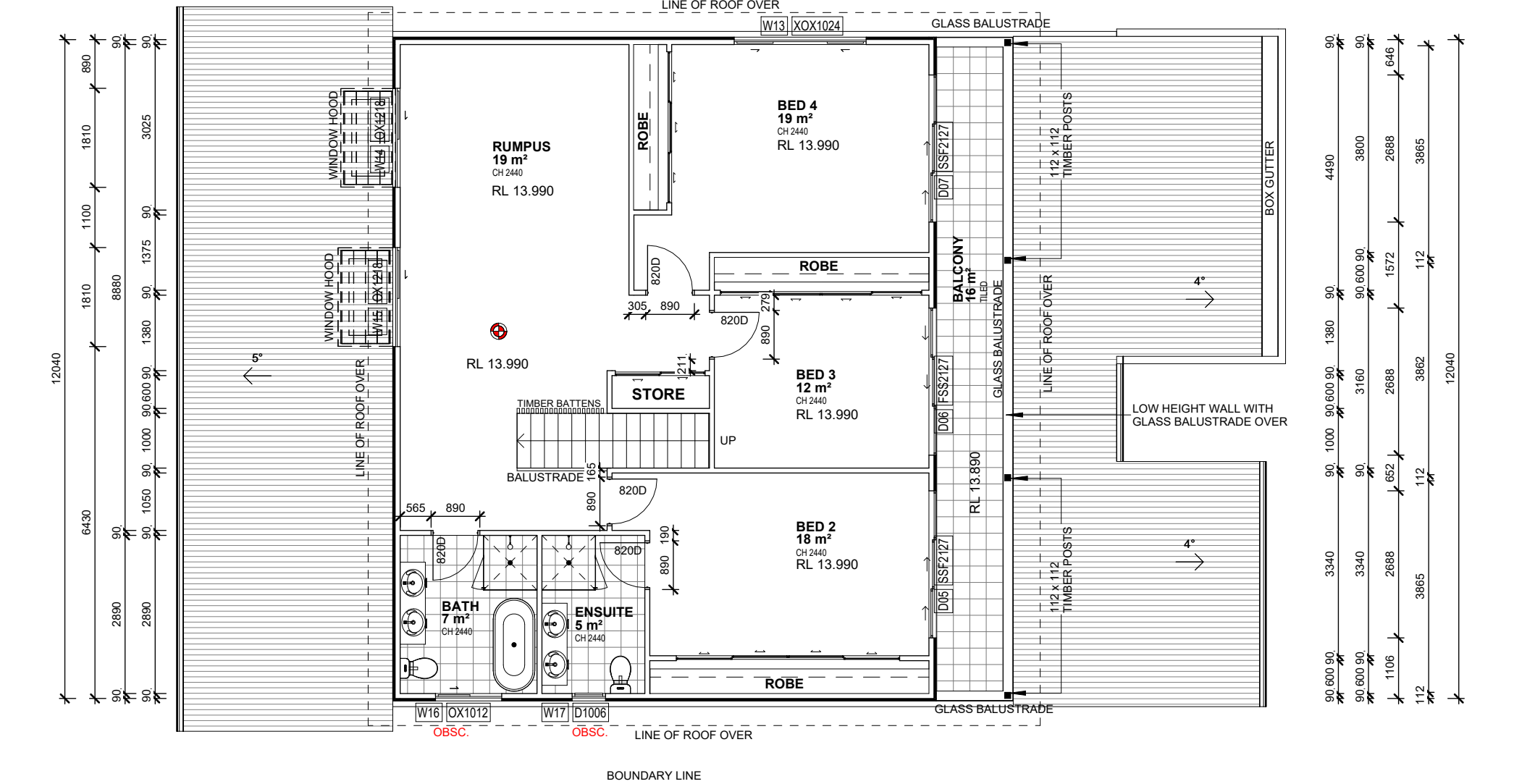
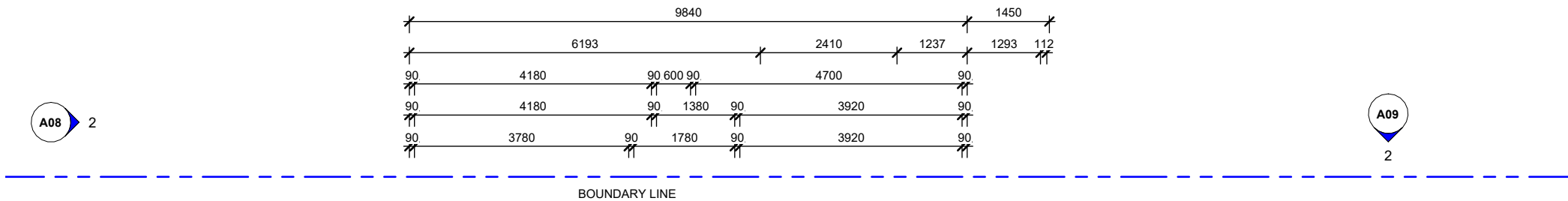
GARAGE	35 m ²	8%
HABITABLE AREA	63 m ²	14%
PORCH	10 m ²	2%

GROUND FLOOR

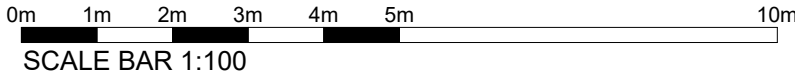
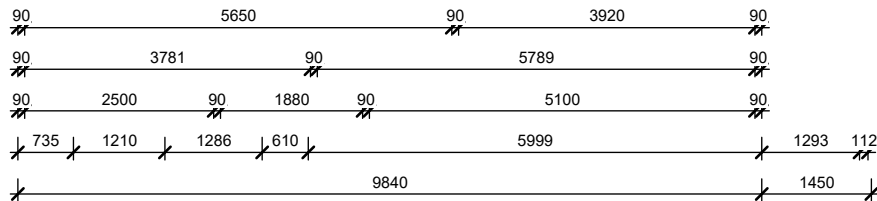
ALFRESCO	23 m ²	5%
BALCONY	18 m ²	4%
HABITABLE AREA	169 m ²	37%
VOID	8 m ²	2%

FIRST FLOOR

BALCONY	17 m ²	4%
HABITABLE AREA	111 m ²	24%
VOID	4 m ²	1%
TOTAL AREAS	457 m ²	100%



1 FIRST FLOOR
1 : 100



DA APPLICATION - NOT FOR CONSTRUCTION

G.J. Gardner.
Builders Details

HOMES

CUSTOM DESIGN

© COPYRIGHT EXCLUSIVE
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: NEW DWELLING

ELENA KOROLKOVA

DRAWING TITLE:

FIRST FLOOR PLAN

SCALE: 1 : 100

PROJECT:

891 PITTWATER ROAD
COLLARROY NSW 2097

SHEET SIZE:

A3

SHEET No:

A07

REVISION:

C

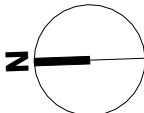
DATE: 09/08/2022

JOB NO: 230370

DRAWN: NF

STAGE: DA

GJGN197



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

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.

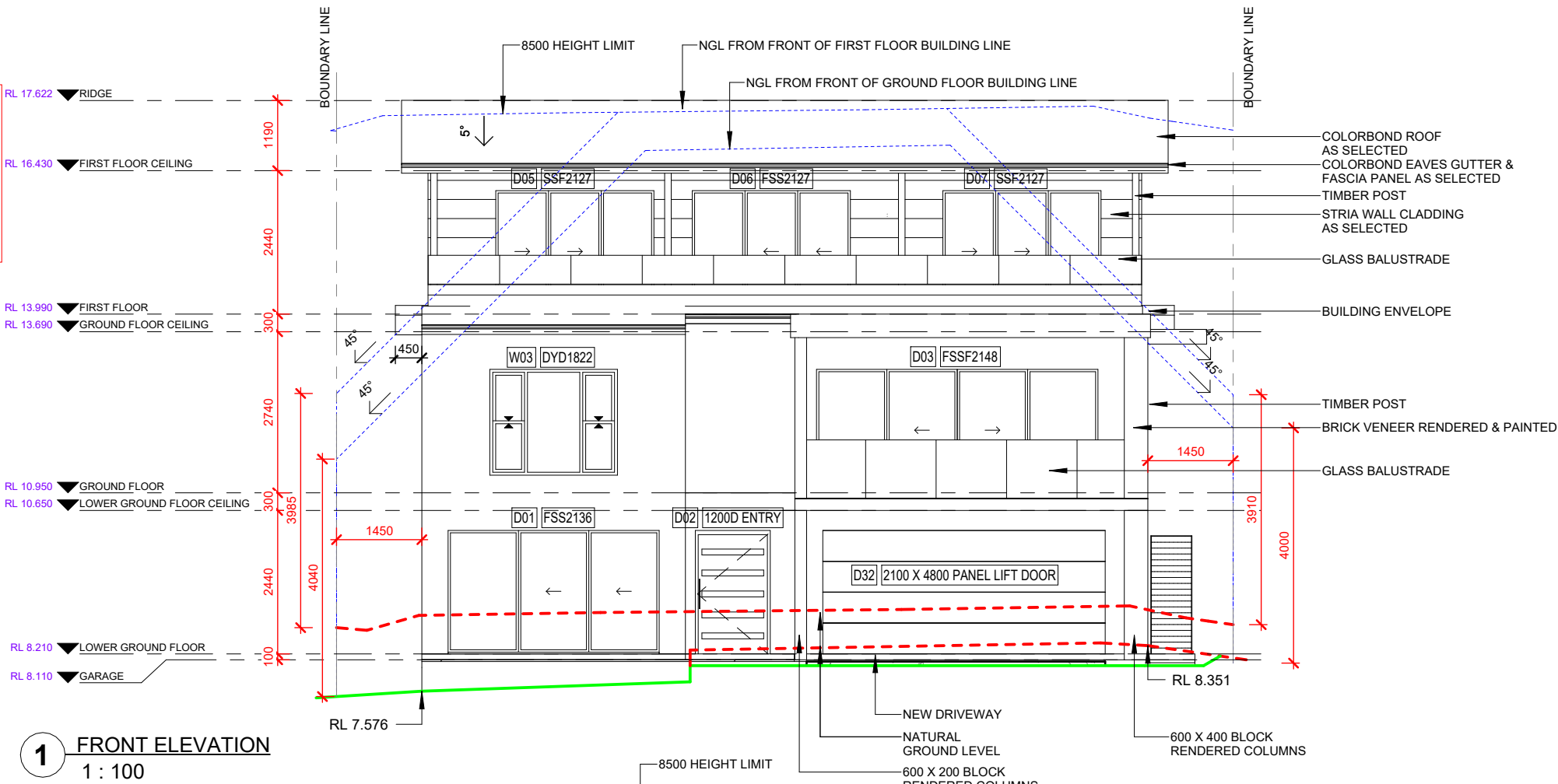
IMPORTANT NOTE:
ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

BALUSTRADES - NCC/BCA Part 3.9

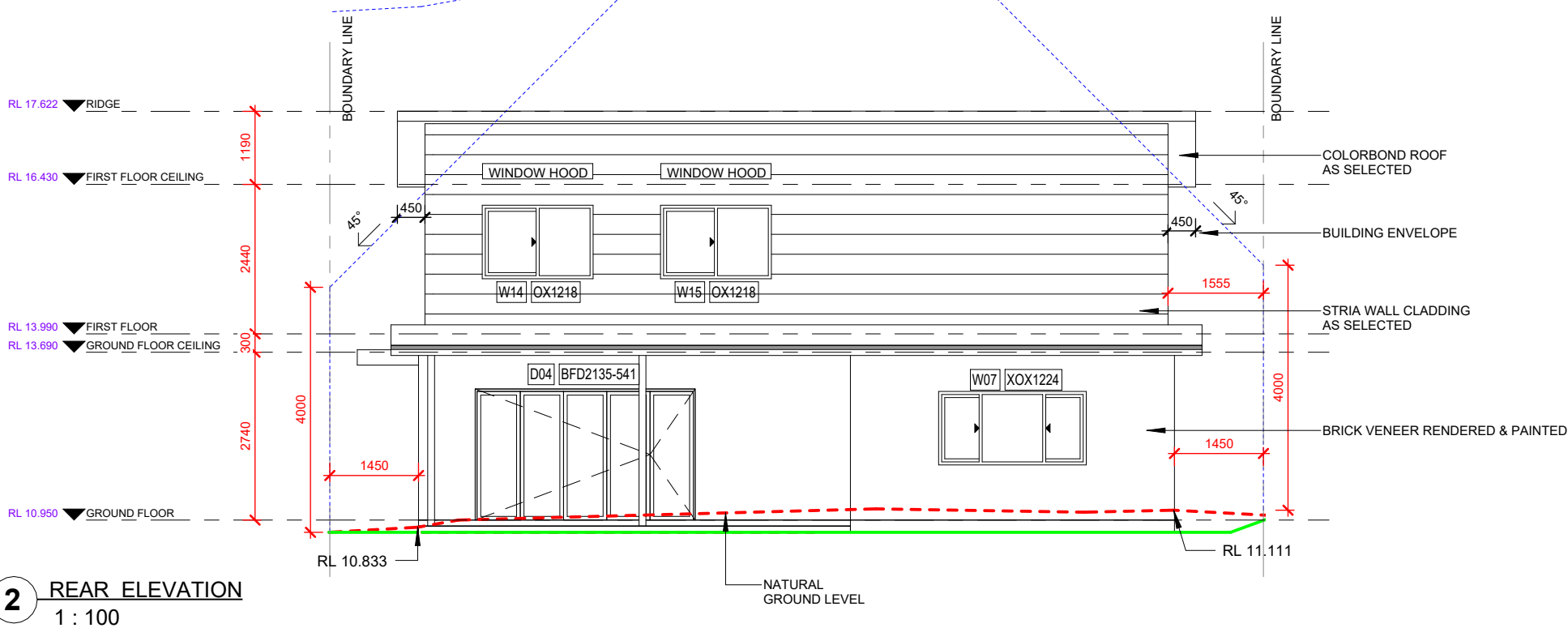
NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS

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



1 FRONT ELEVATION
1 : 100



2 REAR ELEVATION
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	21/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO

DOOR SCHEDULE		
MARK	WIDTH	HEAD HT
D01	3588	2130
D02	1200	2100
D03	4784	2130
D04	3590	2140
D05	2688	2130
D06	2688	2130
D07	2688	2130

Grand Total: 7

WINDOW SCHEDULE			
MARK	WIDTH	HEIGHT	HEAD HT
W01	1810	860	2100
W02	850	400	2100
W03	2170	1800	2100
W04	2650	1200	2100
W05	2650	1200	2100
W06	2650	1200	2100
W07	2410	1200	2100
W08	610	1200	2100
W09	850	1200	2100
W10	2410	1200	2100
W11	610	860	2100
W12	610	860	2100
W13	2410	1030	2100
W14	1810	1200	2100
W15	1810	1200	2100
W16	1210	1030	2100
W17	610	1030	2100

Grand Total: 17

PROPOSED FLOOR SPACES		
AREA NAME	AREA	%

LOWER GROUND FLOOR		
GARAGE	35 m ²	8%
HABITABLE AREA	63 m ²	14%
PORCH	10 m ²	2%

GROUND FLOOR		
ALFRESCO	23 m ²	5%
BALCONY	18 m ²	4%
HABITABLE AREA	169 m ²	37%
VOID	8 m ²	2%

FIRST FLOOR		
BALCONY	17 m ²	4%
HABITABLE AREA	111 m ²	24%
VOID	4 m ²	1%
TOTAL AREAS	457 m ²	100%

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

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:
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BALUSTRADES - NCC/BCA Part 3.9

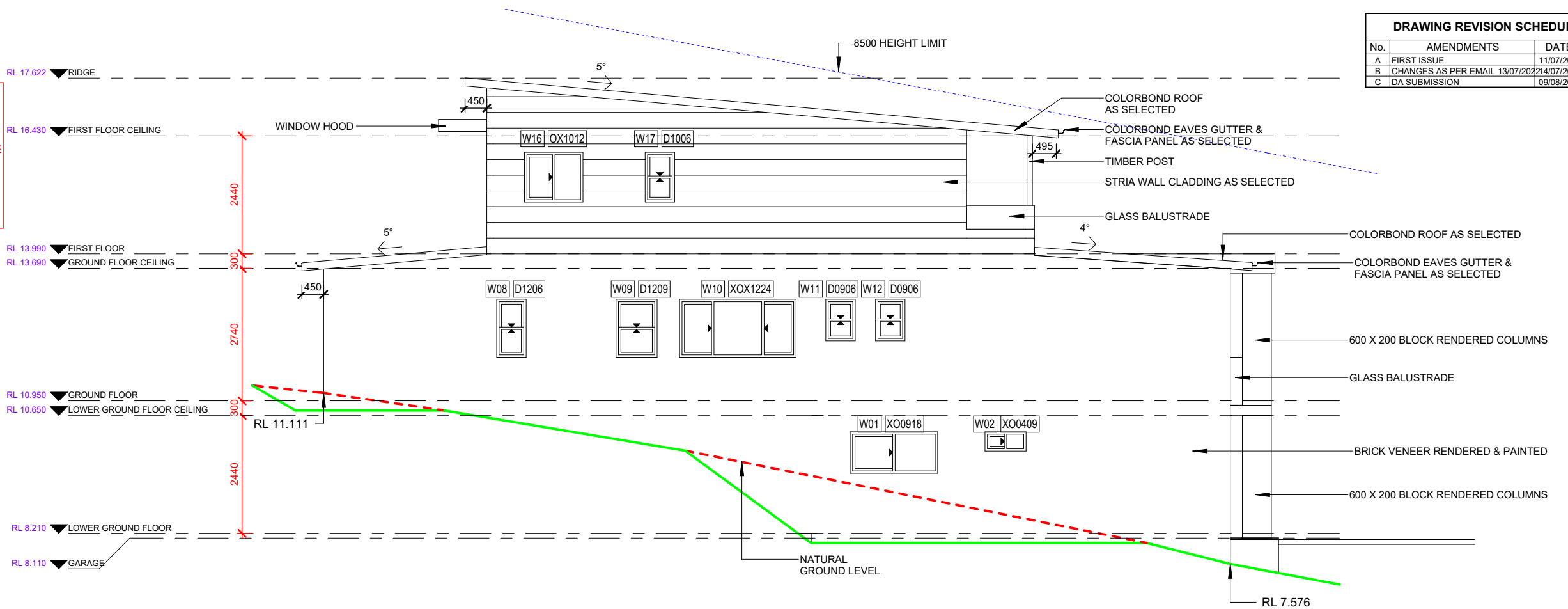
NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS

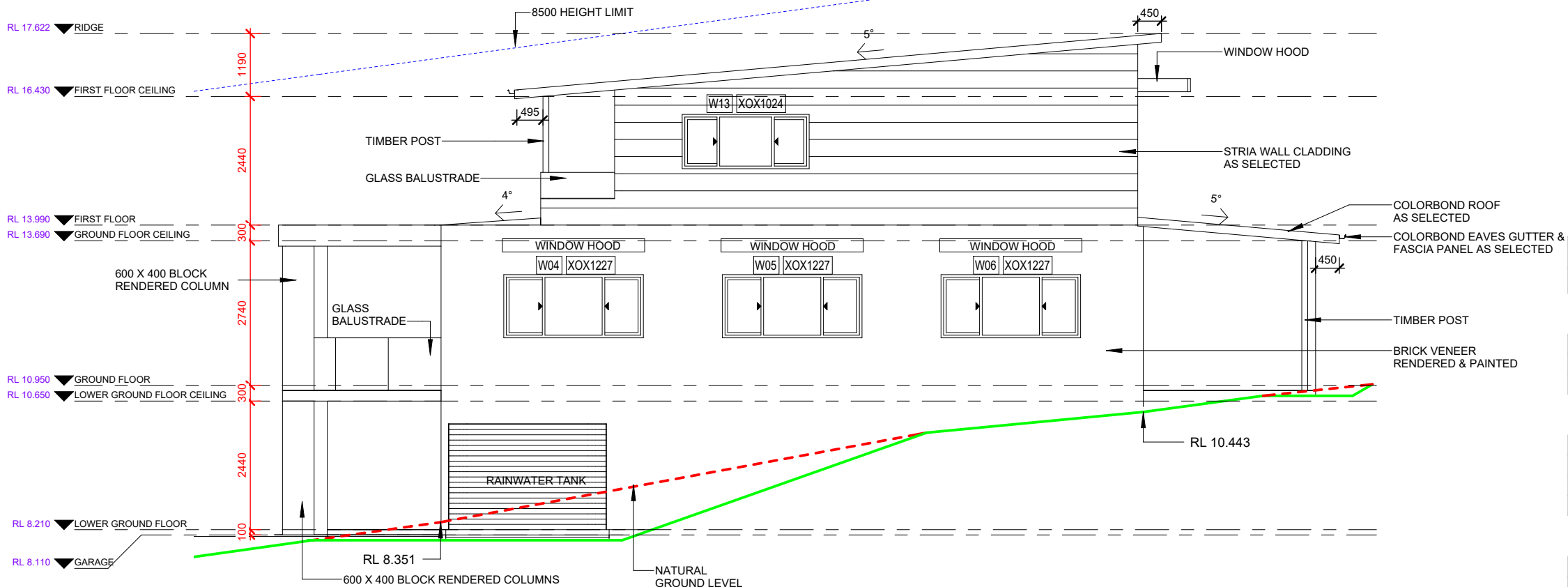
PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC/BCA Part 3.9.2

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	24/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO

1 SIDE ELEVATION 1
1 : 100



2 SIDE ELEVATION 2
1 : 100



PROPOSED FLOOR SPACES

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

LOWER GROUND FLOOR

GARAGE	35 m ²	8%
HABITABLE AREA	63 m ²	14%
PORCH	10 m ²	2%

GROUND FLOOR

ALFRESCO	23 m ²	5%
BALCONY	18 m ²	4%
HABITABLE AREA	169 m ²	37%
VOID	8 m ²	2%

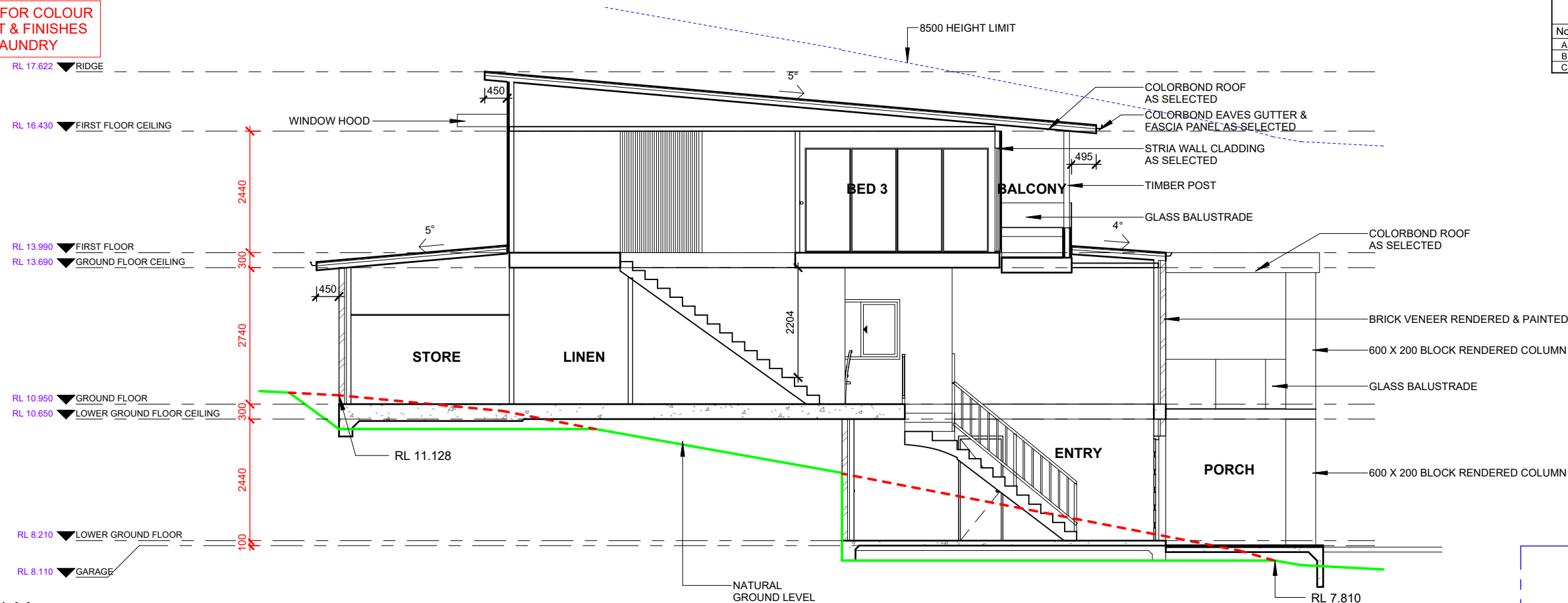
FIRST FLOOR

BALCONY	17 m ²	4%
HABITABLE AREA	111 m ²	24%
VOID	4 m ²	1%
TOTAL AREAS	457 m ²	100%

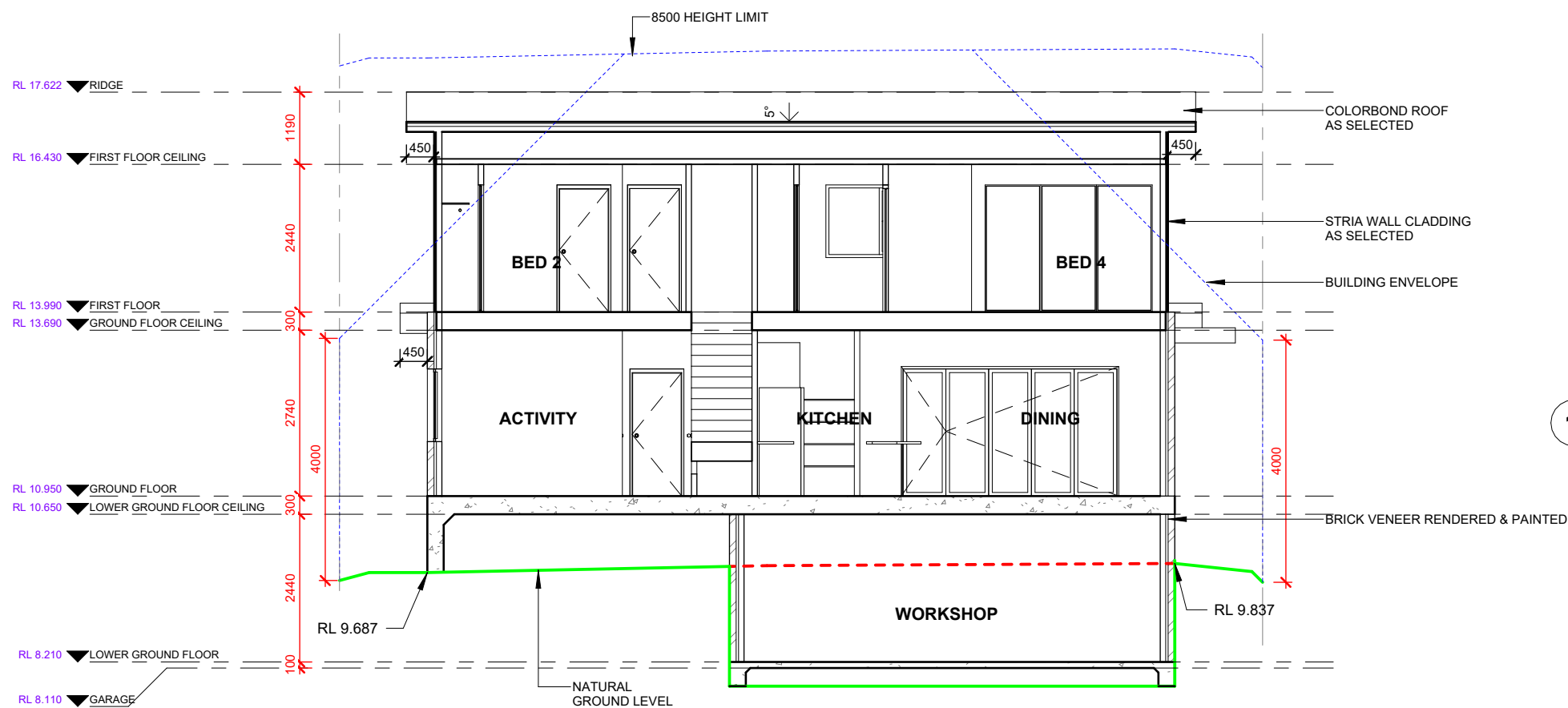
DA APPLICATION - NOT FOR CONSTRUCTION

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

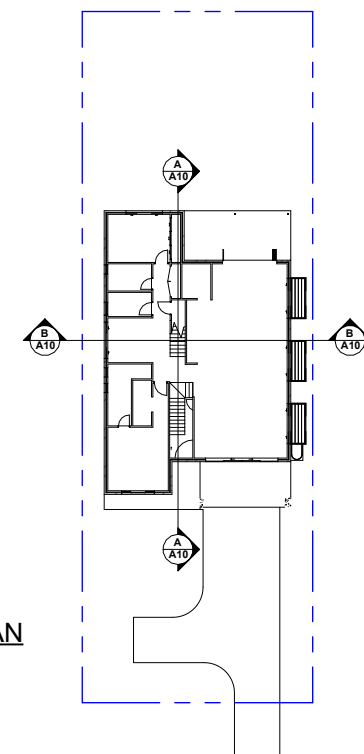
DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	14/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO



A SECTION AA
1 : 100

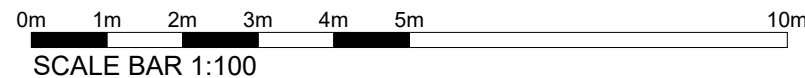


1 KEY PLAN
1 : 500



B SECTION BB
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION



G.J. Gardner. HOMES
Builders Details

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

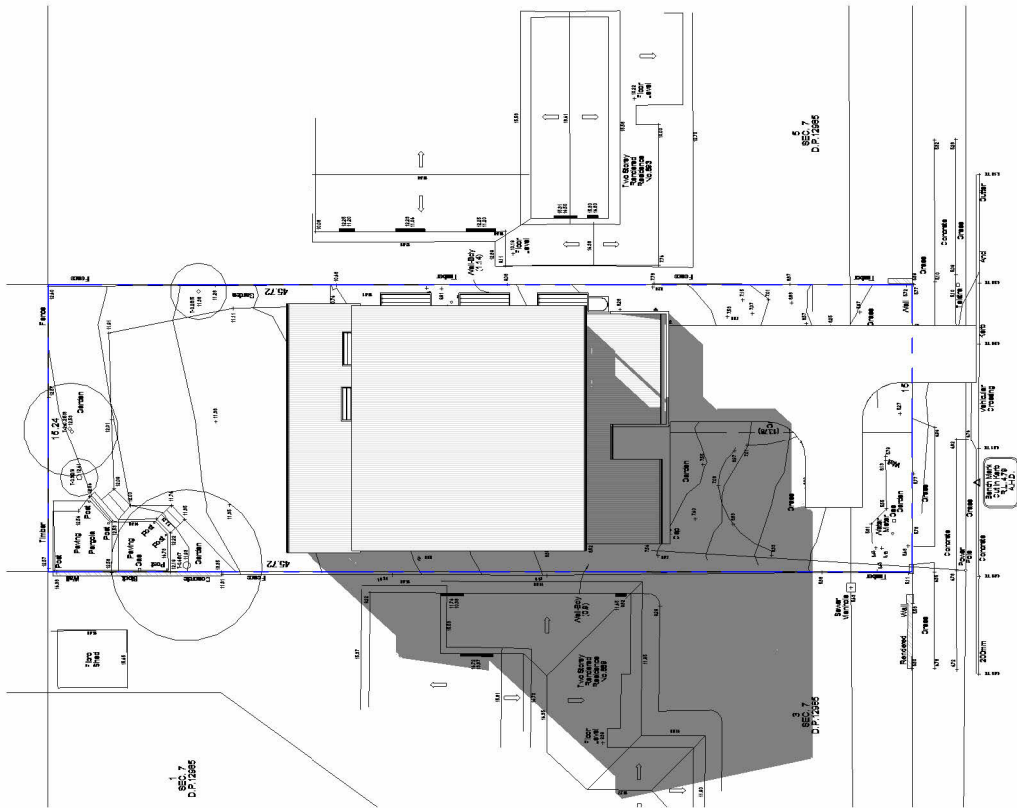
CLIENT: NEW DWELLING
ELENA KOROLKOVA
DRAWING TITLE:
SECTIONS
SCALE: As indicated

PROJECT:
**891 PITTWATER ROAD
COLLARROY NSW 2097**

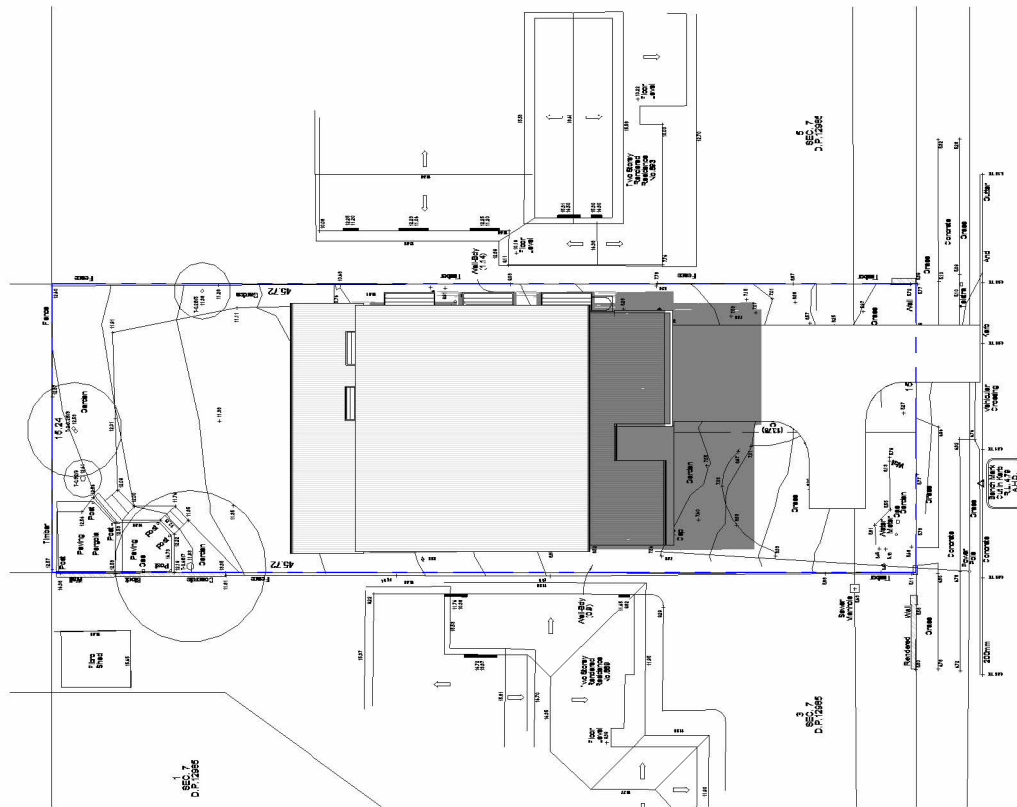
SHEET SIZE: **A3** SHEET No: **A10** REVISION: **C**
DATE: **09/08/2022**
JOB NO: 230370 STAGE: DA
DRAWN: NF GJGN197

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

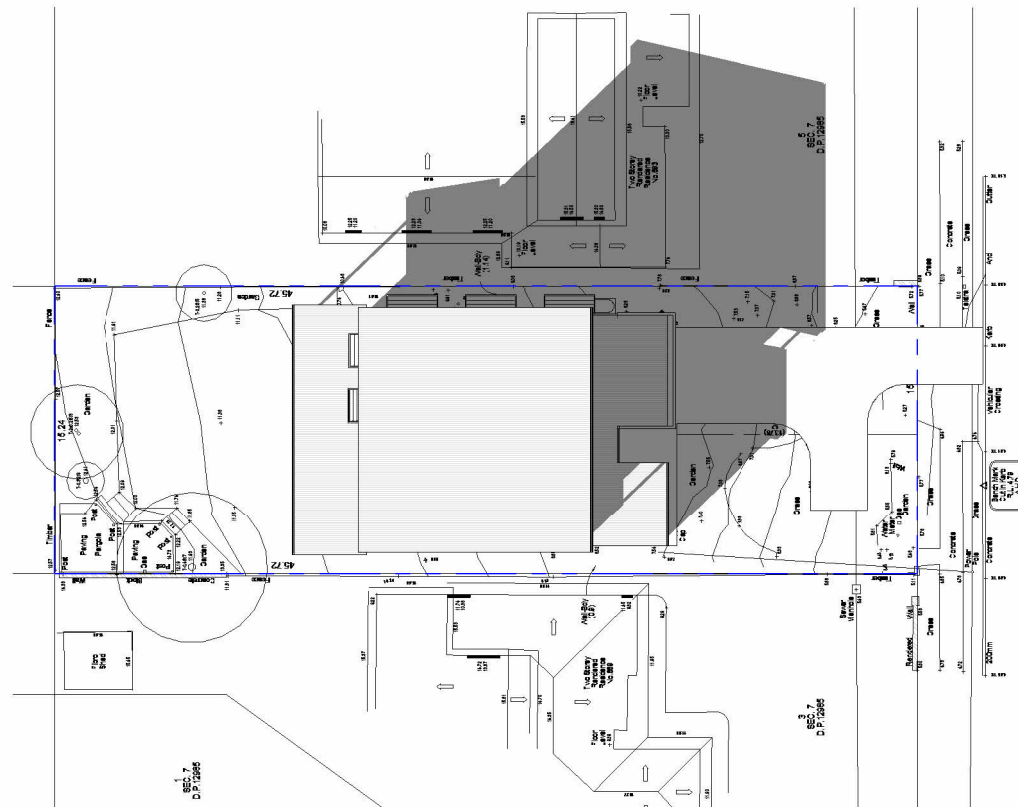
DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	24/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO



1 SHADOW DIAGRAM 9am
1 : 400



2 SHADOW DIAGRAM 12pm
1 : 400



3 SHADOW DIAGRAM 3pm
1 : 400

DA APPLICATION - NOT FOR CONSTRUCTION

0m 2m 4m 6m 8m 10m 20m
SCALE BAR 1:400

SHADOW DIAGRAMS FOR 21ST JUNE

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G.J. Gardner. HOMES
Builders Details

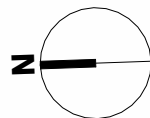
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BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: NEW DWELLING
ELENA KOROLKOVA
DRAWING TITLE:
SHADOW DIAGRAM
SCALE: 1 : 400

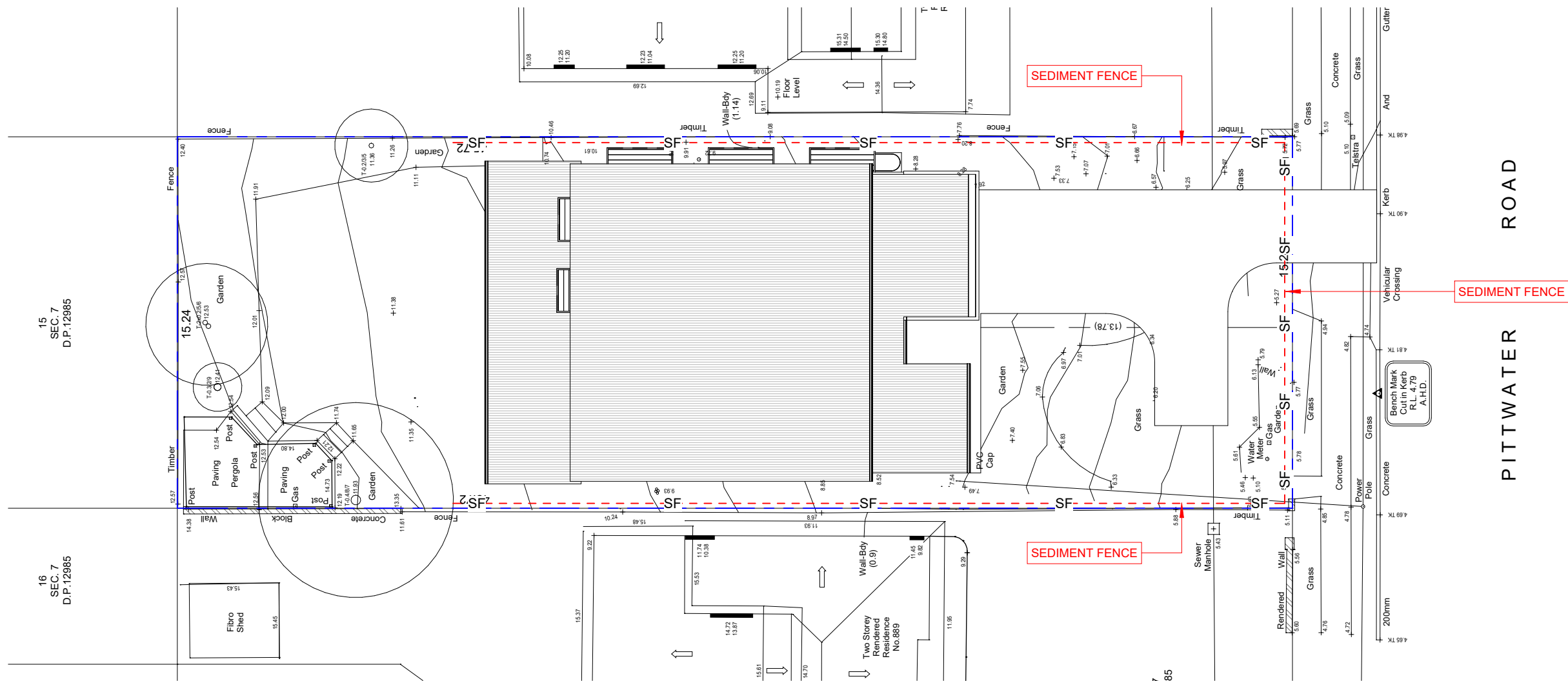
PROJECT:
**891 PITTWATER ROAD
COLLARROY NSW 2097**

SHEET SIZE: **A3** SHEET No: **A12** REVISION: **C**
DATE: **09/08/2022**
JOB NO: **230370** STAGE: **DA**
DRAWN: **MO** GJGN197



IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	14/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO



1 EROSION & SEDIMENT PLAN
1 : 200

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.

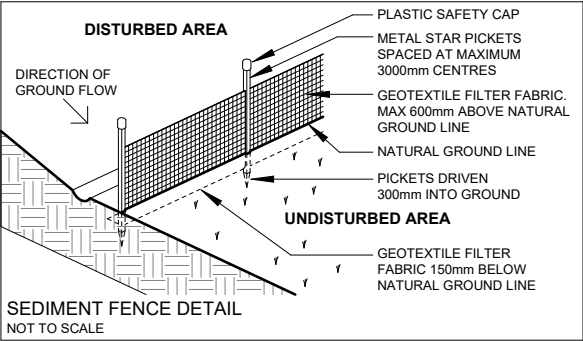
ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.

BOUNDARY NOTES:

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

SETOUT NOTES:

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



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

DA APPLICATION - NOT FOR CONSTRUCTION

G.J. Gardner.
Builders Details

HOMES

CUSTOM DESIGN

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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: NEW DWELLING

ELENA KOROLKOVA

DRAWING TITLE:

EROSION & SEDIMENT PLAN

SCALE: 1 : 200

PROJECT:

891 PITTWATER ROAD
COLLAROY NSW 2097

SHEET SIZE:

A3

SHEET NO:

A13

REVISION:

C

DATE:

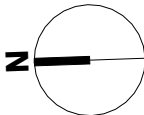
09/08/2022

JOB NO: 230370

STAGE: DA

DRAWN: MO

GJGN197



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FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

Single Dwelling

Certificate number: 1328914S

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

Secretary
Date of issue: Tuesday, 09 August 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	891 Pittwater Road
Street address	891 Pittwater Road Collaroy 2097
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 12985
Lot no.	4
Section no.	7
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m²)	697
Roof area (m²)	247
Conditioned floor area (m2)	307.8
Unconditioned floor area (m2)	22.3
Total area of garden and lawn (m2)	378

Project summary		
Project name	891 Pittwater Road	
Street address	891 Pittwater Road Collaroy 2097	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 12985	
Lot no.	4	
Section no.	7	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

Assessor details and thermal loads		
Assessor number	20920	
Certificate number	0007944333	
Climate zone	56	
Area adjusted cooling load (MJ/m²·year)	22	
Area adjusted heating load (MJ/m²·year)	40	
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	✔ 51	Target 50

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 6 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 6 of the bedrooms / study; dedicated		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 5 of the living / dining rooms; dedicated		✔	✔
• the kitchen; dedicated		✔	✔
• all bathrooms/toilets; dedicated		✔	✔
• the laundry; dedicated		✔	✔
• all hallways; dedicated		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 5 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 install a fixed outdoor clothes drying line as part of the development.		✔	

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

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	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	21/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO

DA APPLICATION - NOT FOR CONSTRUCTION

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	24/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO

WASTE MANAGEMENT PLAN FOR PROPOSED NEW DWELLING AT:
891 PITTWATER ROAD, COLLAROY NSW 2097

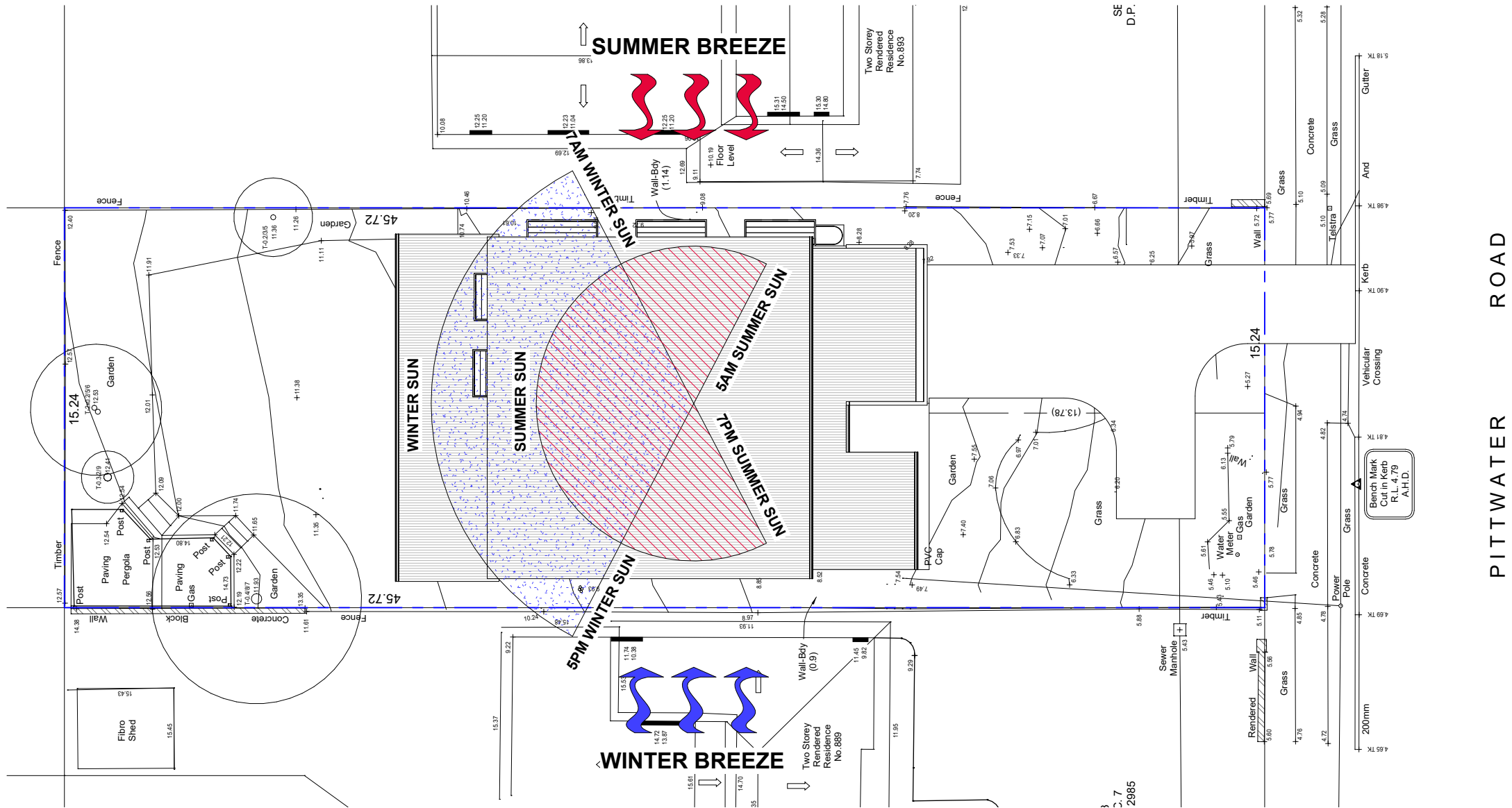
DEMOLITION PHASE				
MATERIALS ON-SITE		DESTINATION		
		Reuse & Recycling		Disposal
Type of materials	Estimated volume (m3)	On-Site Specify proposed reuse or on-site recycling method	Offsite Specify contractor and recycling outlet	Specify contractor or landfill site
Green waste	2	Chip and compost for landscaping and new gardens	-	Nil to landfill
Bricks	10			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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DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	14/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO



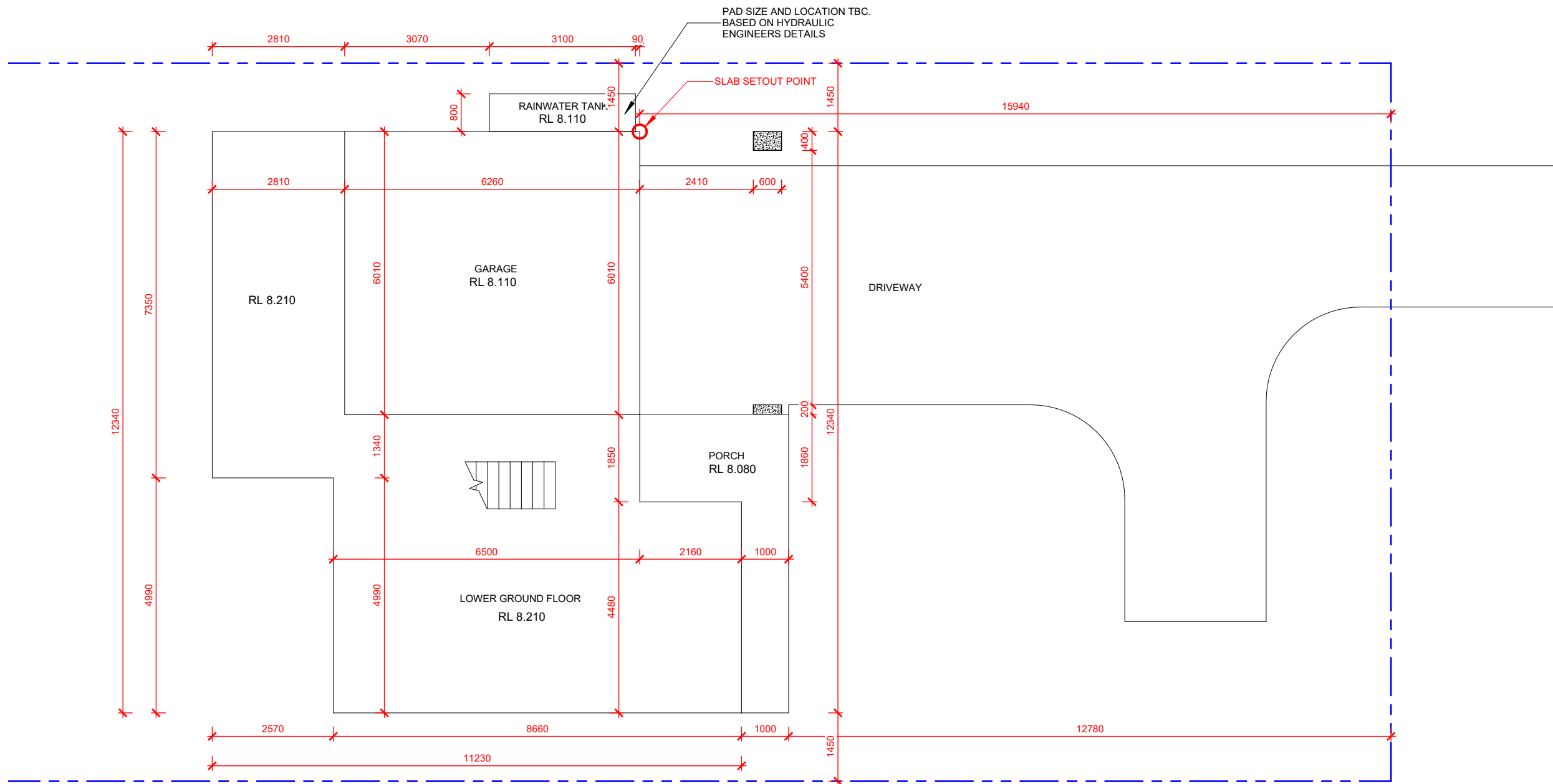
1 SITE ANALYSIS PLAN
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION

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

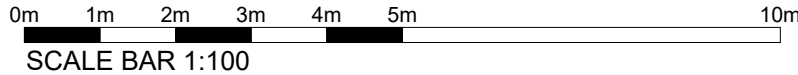
G.J. Gardner. BUILDERS DETAILS		CUSTOM DESIGN		DRAFTERS: KJR DRAFTING SUITE 302 5 CELEBRATION DRIVE BELLA VISTA NSW 2153 ABN 15 078 937 238 (02) 8883 4344 kjrdrafting@kjr.net.au		CLIENT: NEW DWELLING ELENA KOROLKOVA		PROJECT: 891 PITTWATER ROAD COLLAROY NSW 2097		SHEET SIZE: A3 SHEET No: A16 REVISION: C			<small>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.</small> OWNER SIGNED: DATE: OWNER SIGNED: DATE: BUILDER SIGNED: DATE:		
						DRAWING TITLE: SITE ANALYSIS				DATE: 09/08/2022					
						SCALE: 1 : 200				JOB NO: 230370					
										DRAWN: MO		STAGE: DA GJGN197			

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	21/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO



1 LOWER GROUND FLOOR CONCRETE SLAB PLAN
1 : 100

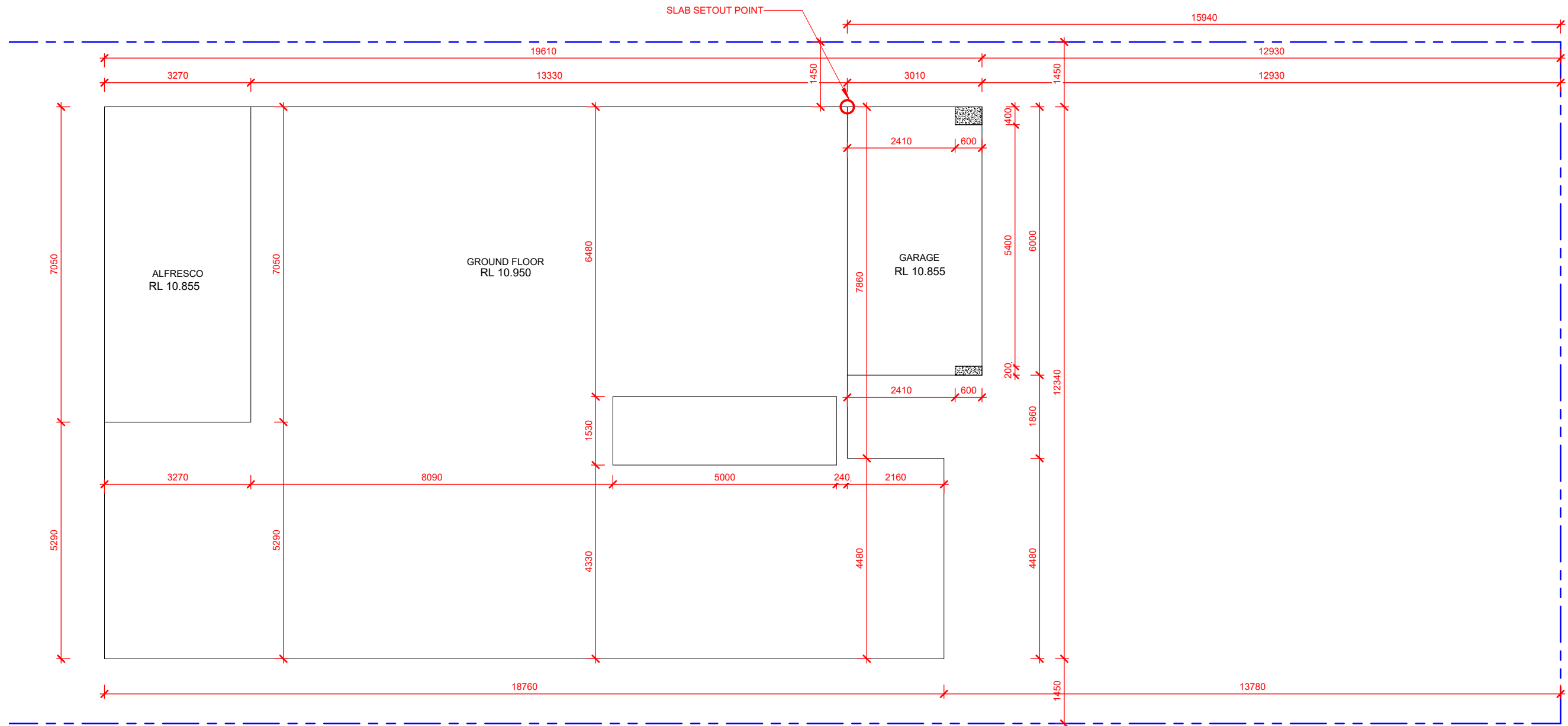
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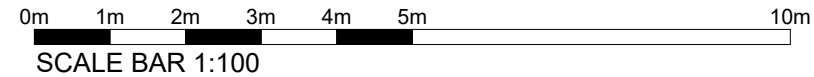
G.J. Gardner. Builders Details	HOMES	CUSTOM DESIGN	© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES	DRAFTERS: KJR SUITE 302 5 CELEBRATION DRIVE BELLA VISTA NSW 2153 ABN 15 078 937 238 (02) 8883 4344 kjrdrafting@kjr.net.au	CLIENT: NEW DWELLING	PROJECT:	SHEET SIZE: A3	SHEET No: A18	REVISION: C		IWE HAVE CHECKED 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.	
					ELENA KOROLKOVA	891 PITTWATER ROAD COLLARROY NSW 2097	DATE: 09/08/2022	JOB NO: 230370	STAGE: DA			OWNER SIGNED: DATE:
					DRAWING TITLE: LGF CONCRETE SLAB PLAN	SCALE: 1 : 100	DRAWN: MO	GJGN197	OWNER SIGNED: DATE:			
								BUILDER SIGNED: DATE:				

DRAWING REVISION Schedule			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	11/07/2022	NF
B	CHANGES AS PER EMAIL 13/07/2022	21/07/2022	NF
C	DA SUBMISSION	09/08/2022	MO



1 GROUND FLOOR CONCRETE SLAB PLAN
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION



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

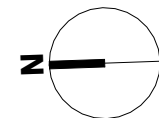
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TO G.J. GARDNER HOMES

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CLIENT: NEW DWELLING
ELENA KOROLKOVA
DRAWING TITLE:
GF CONCRETE SLAB PLAN
SCALE: 1 : 100

PROJECT:
**891 PITTWATER ROAD
COLLARROY NSW 2097**

SHEET SIZE: **A3** SHEET No: **A19** REVISION: **C**
DATE: **09/08/2022**
JOB NO: 230370 STAGE: DA
DRAWN: MO GJGN197



I/WE 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: