

G.J. Gardner. HOMES

PROJECT: NEW DOUBLE STOREY DWELLING
ADDRESS: 13 DE CHAIR ROAD
NARRAWEENA NSW 2099

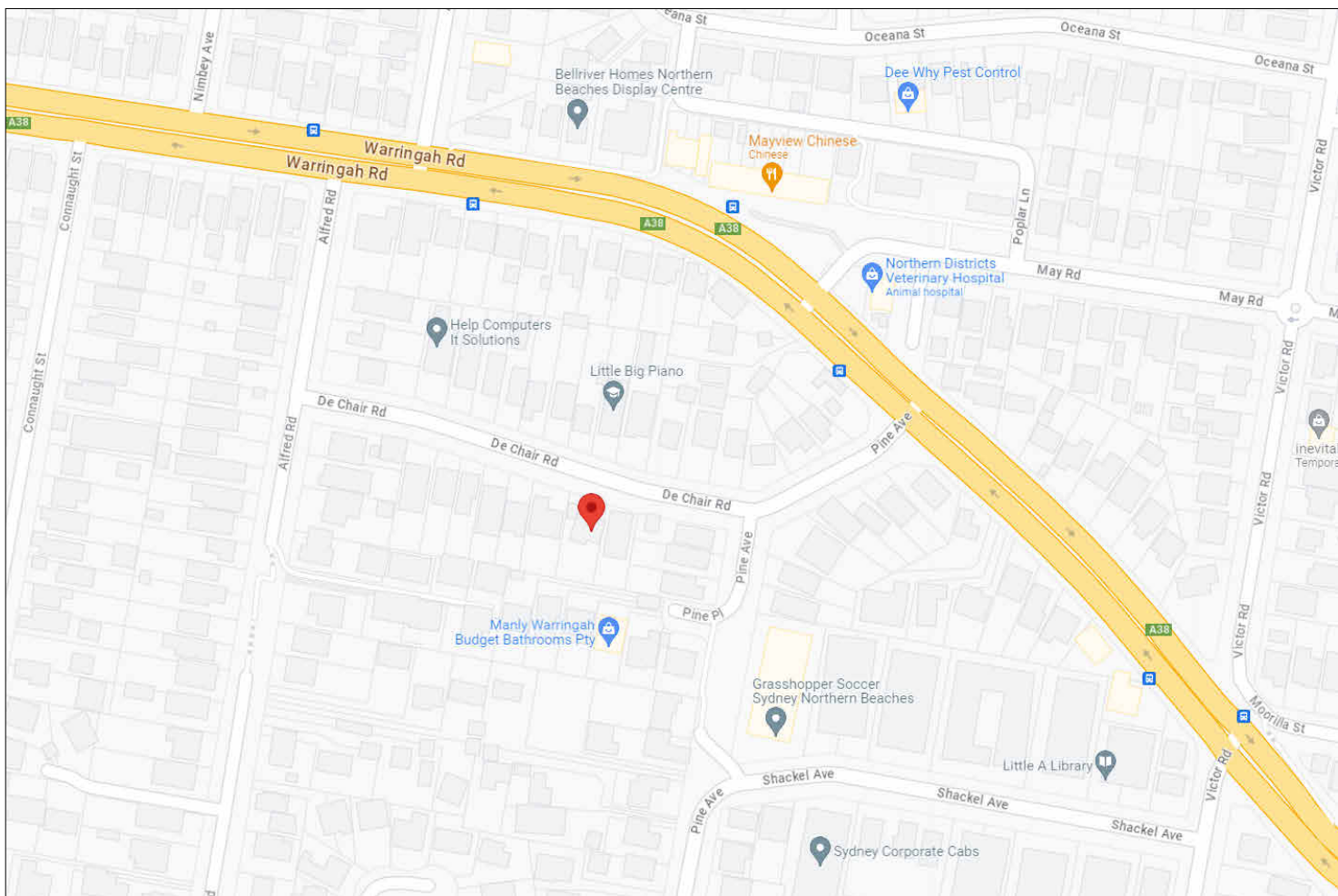
LOT #: A
DP #: 342493

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	05/07/2023	DJH
B	CHANGES AS PER EMAIL 06/07/2023	31/07/2023	SM
C	CHANGES AS PER EMAIL 25/07/2023	25/07/2023	DJH
D	CHANGES AS PER EMAIL 08/08/2023	31/08/2023	DJH
E	DA SET - FIRST ISSUE	10/10/2023	DJH
F	MINOR GROUND & FIRST FLOOR REVISIONS; REVISED EXTERNAL STAIRS TO MATCH LANDSCAPER; ADDED POOL ROOM LAYOUT; REVISED DRIVEWAY GRADIENTS; MOVE RWIT; REDUCE GAP BETWEEN WINDOWS IN MASTER; MODIFY STAIR TO HAVE GLASS BALUSTRADE; ADDED VENTS; ADDED POOL TO PLAN.	22/11/2023	SM
G		14/12/2023	DJH

DRAWING REGISTER

SHEET	SHEET NAME	REVISION	DATE
A01	COVER SHEET	G	14/12/2023
A02	EXISTING SURVEY PLAN	G	14/12/2023
A03	SITE PLAN	G	14/12/2023
A04	LANDSCAPE AREA PLAN	G	14/12/2023
A05	GROUND FLOOR PLAN	G	14/12/2023
A06	FIRST FLOOR PLAN	G	14/12/2023
A07	ELEVATIONS	G	14/12/2023
A08	ELEVATIONS	G	14/12/2023
A09	SECTIONS	G	14/12/2023
A10	DEMOLITION PLAN	G	14/12/2023
A11	EROSION, SEDIMENT & WASTE MANAGEMENT PLAN	G	14/12/2023
A12	3D VIEWS	G	14/12/2023
A13	BASIX COMMITMENT	G	14/12/2023
A14	DRIVEWAY DETAILS	G	14/12/2023
A15	CONCRETE SLAB PLAN	G	14/12/2023
A16	SHADOW DIAGRAM	G	14/12/2023
A17	WASTE MANAGEMENT	G	14/12/2023
A18	SITE ANALYSIS	G	14/12/2023

Total Sheets: 18



DA APPLICATION - NOT FOR CONSTRUCTION

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G.J. Gardner. HOMES
Builders Details

CUSTOM DESIGN
MODERN FACADE

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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

JON & NICKY McCALL

DRAWING TITLE:

COVER SHEET

PROJECT:

13 DE CHAIR ROAD
NARRAWEENA NSW 2099

NOT TO SCALE

SHEET SIZE:

A3

SHEET No:

A01

REVISION:

G

DATE: 14/12/2023

JOB NO: 230389

STAGE: DA

DRAWN: DJH

GJGN221

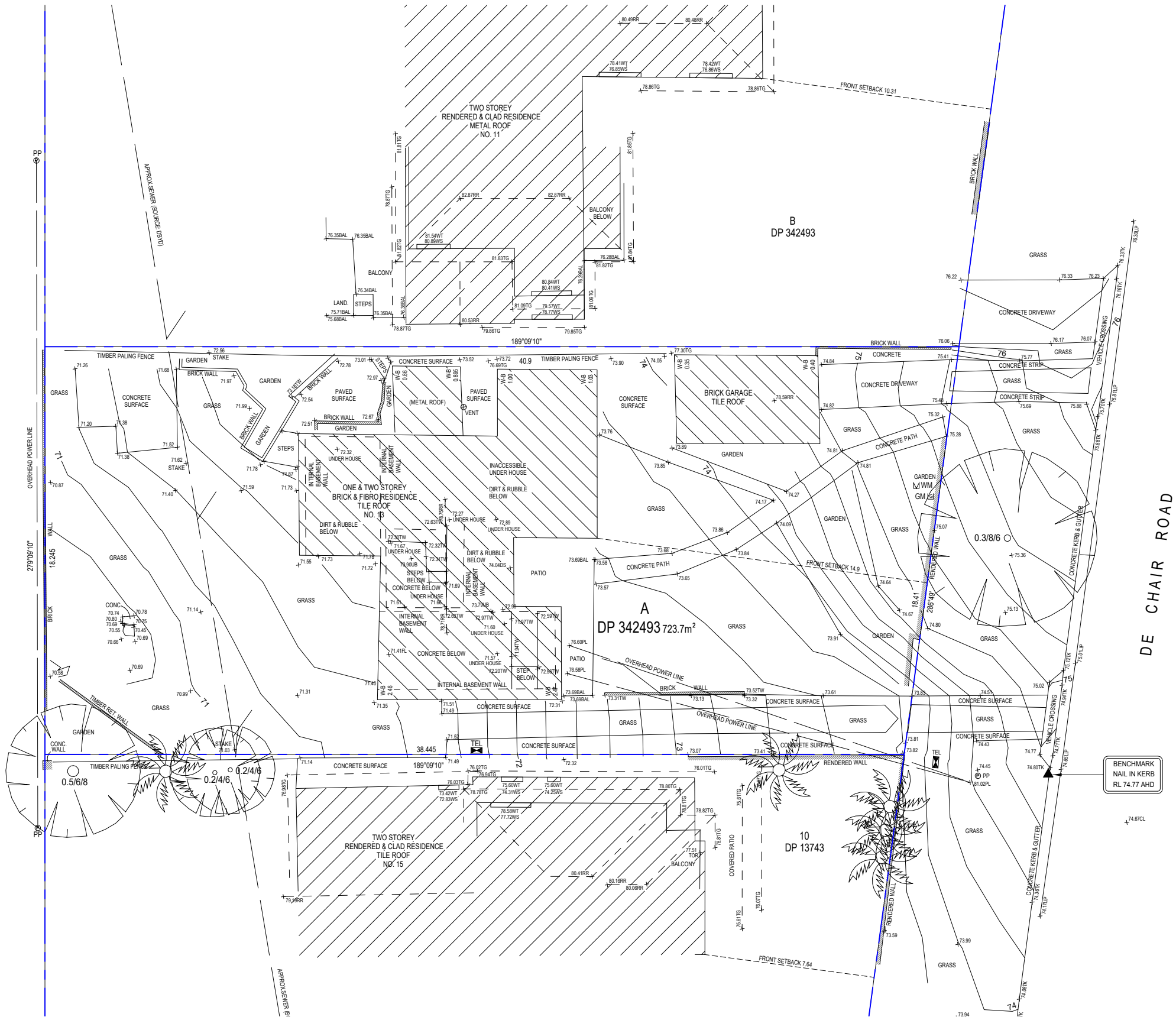
I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY
FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

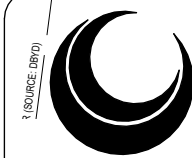
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G		14/12/2023	DJH



1 EXISTING SURVEY PLAN
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION

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



TSS TOTAL SURVEYING
SOLUTIONS
LANE COVE | CAMDEN | MANLY VALE

G.J. Gardner.
Builders Details

HOMES

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JON & NICKY McCALL

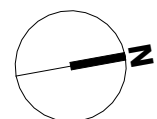
DRAWING TITLE:
EXISTING SURVEY PLAN

PROJECT:
13 DE CHAIR ROAD
NARRAWEENA NSW 2099

SCALE: 1 : 200

SHEET SIZE: A3
DATE: 14/12/2023
JOB NO: 230389
DRAWN: DJH

SHEET No: A02
REVISION: G
STAGE: DA
GJGN221

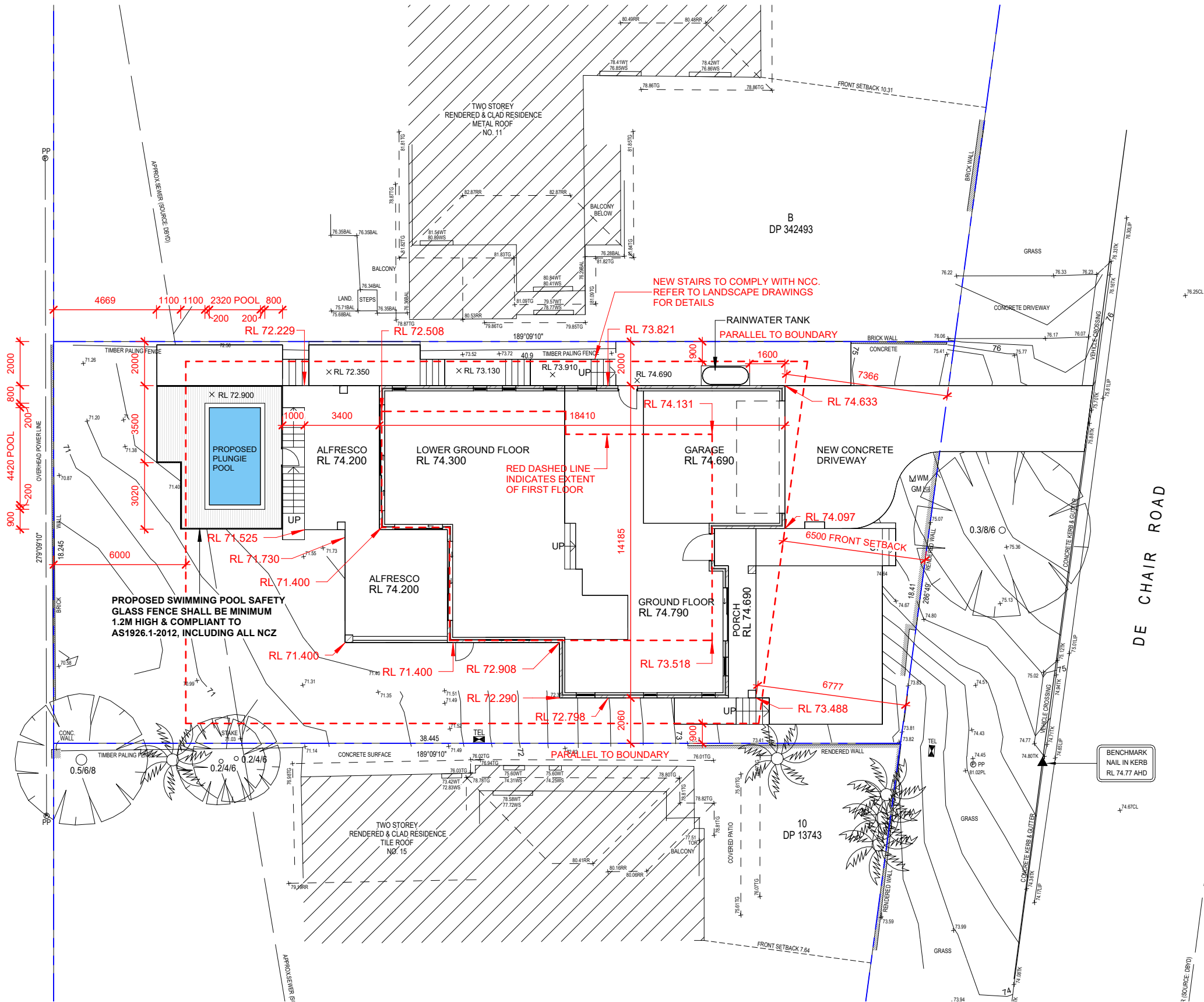


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OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

DIMENSIONS INCLUDE CLADDING THICKNESS

DRAWING REVISION SCHEDULE			
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G		14/12/2023	DJH



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

CUSTOM DESIGN
MODERN FACADE

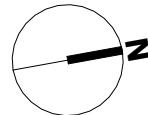
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CLIENT: DOUBLE STOREY DWELLING
JON & NICKY McCALL
DRAWING TITLE:
SITE PLAN

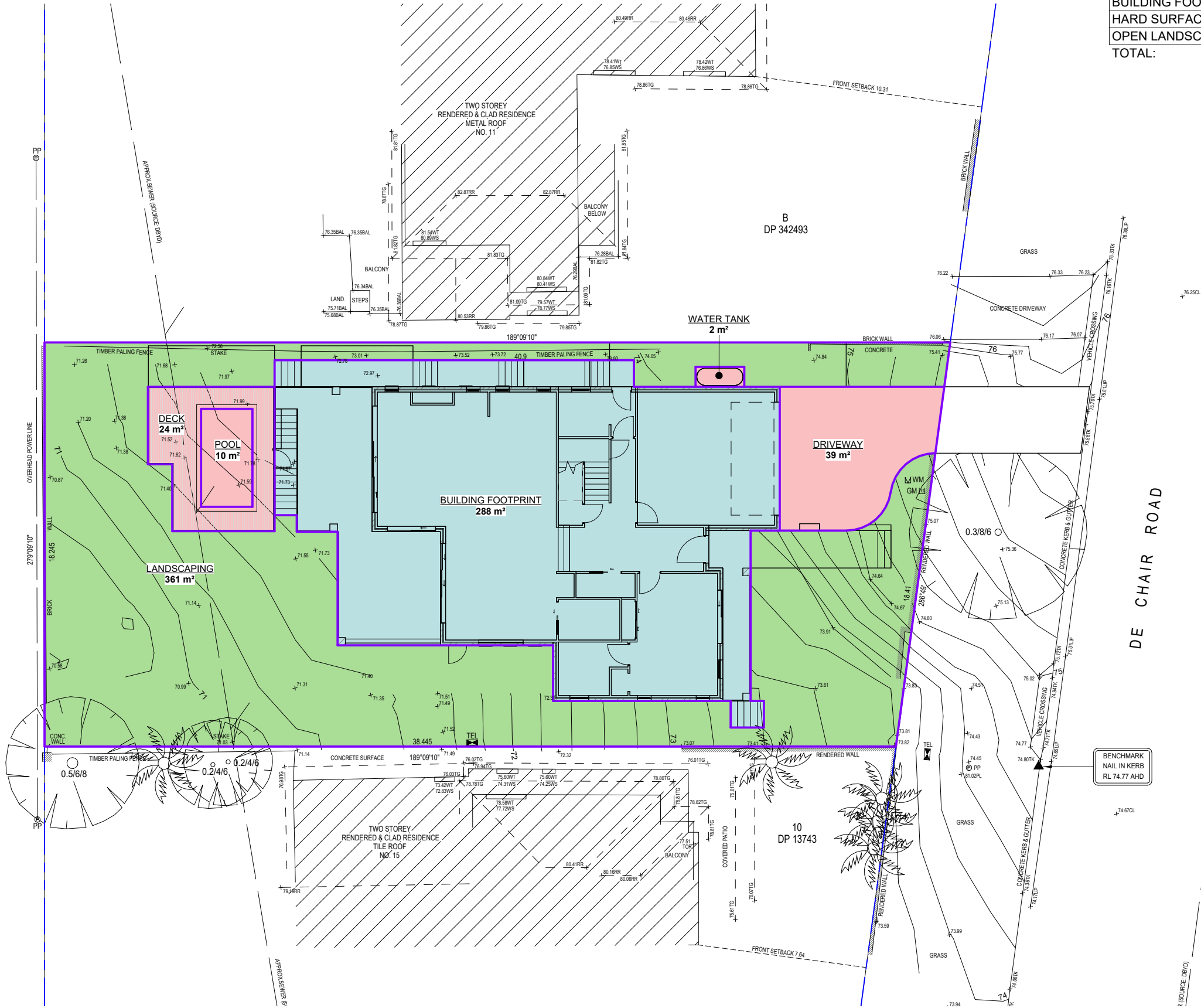
PROJECT:
**13 DE CHAIR ROAD
NARRAWEENA NSW 2099**
SCALE: 1 : 200

SHEET SIZE: **A3** SHEET No: **A03** REVISION: **G**
DATE: **14/12/2023**
JOB NO: 230389 STAGE: DA
DRAWN: DJH GJGN221



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PROPOSED LANDSCAPE AREAS		
AREA NAME	AREA	%
BUILDING FOOTPRINT	288 m ²	40%
HARD SURFACES	75 m ²	10%
OPEN LANDSCAPE	361 m ²	50%
TOTAL:	724 m ²	100%

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G		14/12/2023	DJH

SITE COVERAGE COLOURS

- BUILDING FOOTPRINT
- HARD SURFACES
- LANDSCAPING - FRONT
- LANDSCAPING - REAR
- LANDSCAPING N/A
- OPEN LANDSCAPE

GROSS FLOOR AREAS (GFA)

GROSS FLOOR AREA	265 m ²
GARAGE	38 m ²
TOTAL GFA:	303 m ²

SITE AREA	FSR
724 m ²	0.42

PROPOSED FLOOR SPACES

AREA NAME	AREA	%
GROUND FLOOR		
ALFRESCO	46 m ²	10%
DRIVEWAY	39 m ²	8%
DRIVEWAY CROSSING	20 m ²	4%
EXTERNAL WALLS	16 m ²	3%
GARAGE	38 m ²	8%
GROSS FLOOR AREA	150 m ²	33%
PORCH	11 m ²	2%

FIRST FLOOR		
BALCONY	10 m ²	2%
EXTERNAL WALLS	7 m ²	1%
GROSS FLOOR AREA	114 m ²	25%
VOID	12 m ²	3%
TOTAL AREAS	463 m ²	100%

1 PROPOSED LANDSCAPE PLAN
1 : 200

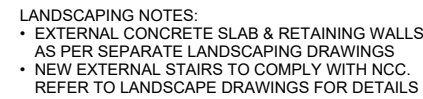
0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

**DIMENSIONS ARE TO FRAME SIZE ONLY
UNLESS NOTED OTHERWISE**

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH NCC VOLUME 2 - H5P1

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

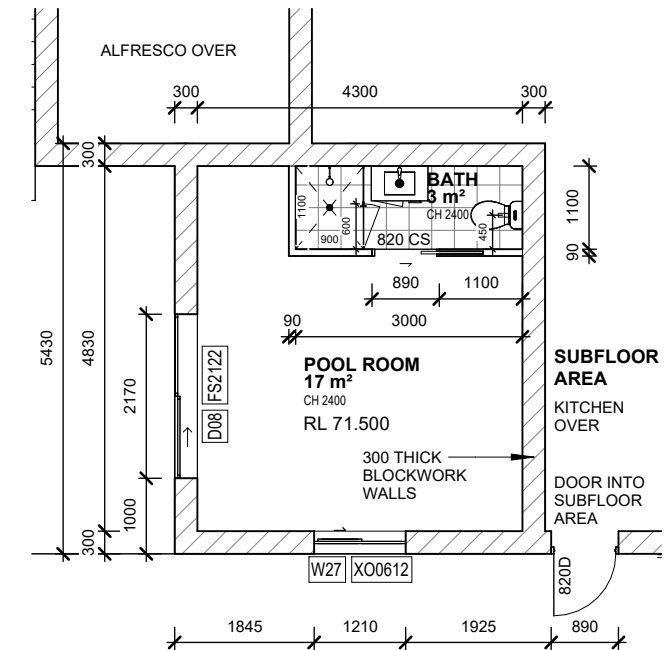
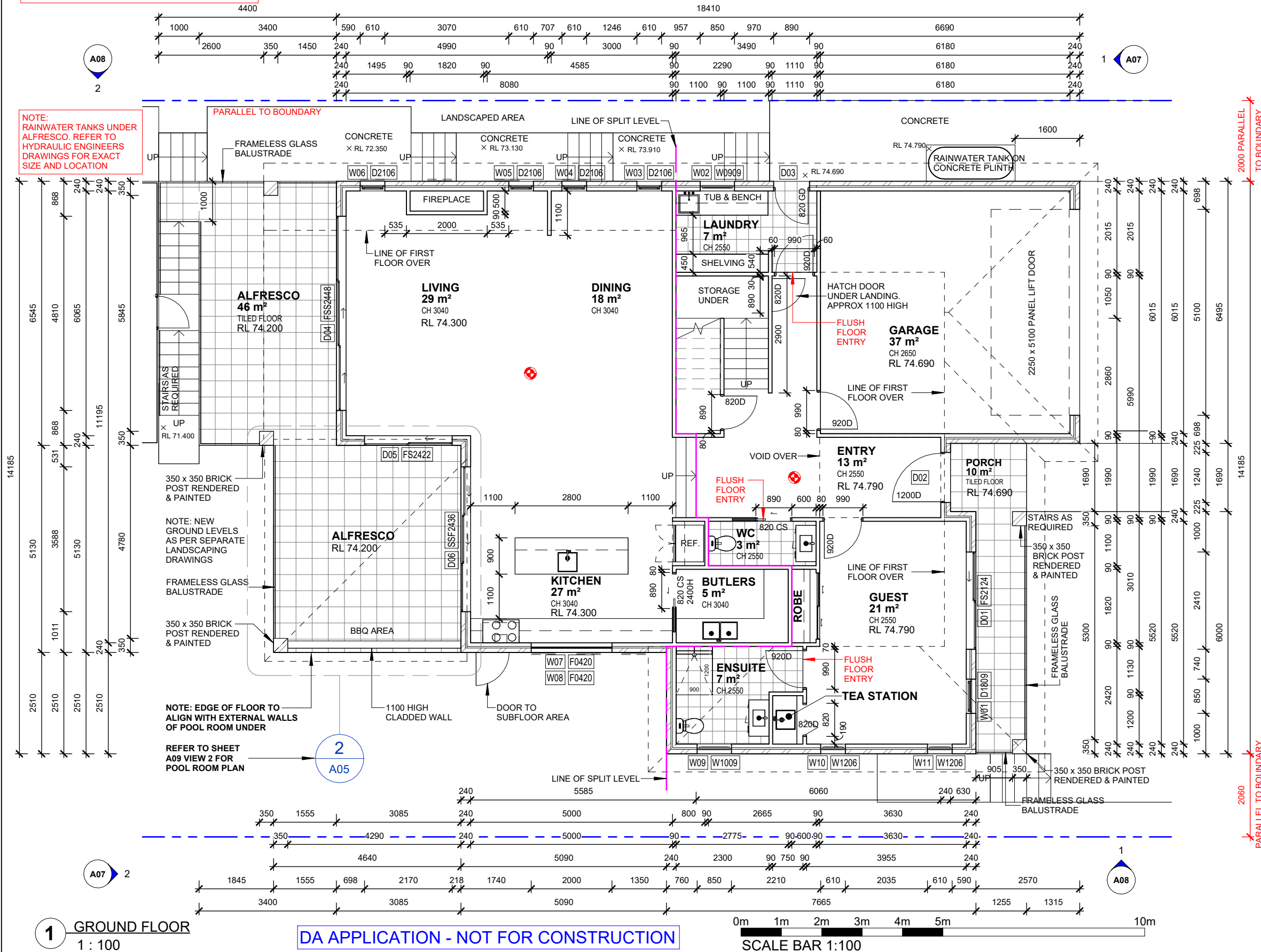
**INSTALL AN INTERCONNECTED /
HARDWIRED SMOKE ALARM IN
ACCORDANCE WITH AS3786 AND
NCC VOLUME 2 - H3D6**



STAIRS - GF TO FF
FLOOR TO FLOOR = 2850 mm
No. OF RISERS = 16
RISER HEIGHT = 178.1 mm
TREAD DEPTH = 250 mm

No.	AMENDMENTS	DATE	BY
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G	MOVE RMT; REDUCE GAP BETWEEN WINDOWS IN MASTER; MODIFY STAIR TO HAVE GLASS BALUSTRADE; ADDED VENTS; ADDED POOL TO PLAN.	14/12/2023	DJH

NOTE:
RAINWATER TANKS UNDER
ALFRESCO. REFER TO
HYDRAULIC ENGINEERS
DRAWINGS FOR EXACT
SIZE AND LOCATION



2 POOL PLANT ROOM
1 : 100

DOOR SCHEDULE		
MARK	WIDTH	HEAD
D01	2410	2100
D02	1200	2100
D03	820	2100
D04	4810	2400
D05	2170	2400
D06	3588	2400
D07	3588	2100
D08	2170	2100
D09	820	2100
D10	820	2100
Grand Total: 10		

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	SILL	HEAD
W01	850	1800	300	2100
W02	850	860	1240	2100
W03	610	2060	340	2400
W04	610	2060	340	2400
W05	610	2060	340	2400
W06	610	2060	340	2400
W07	2000	400	2400	2800
W08	2000	400	1150	1550
W09	850	1030	1070	2100
W10	610	1200	900	2100
W11	610	1200	900	2100
W12	2170	1370	730	2100
W13	1210	1370	730	2100
W14	2170	1370	730	2100
W15	610	1370	730	2100
W16	610	1200	900	2100
W17	610	1200	900	2100
W18	1810	600	1500	2100
W19	1570	860	1240	2100
W20	1810	1460	640	2100
W21	3010	1370	730	2100
W22	610	1200	900	2100
W23	610	1200	900	2100
W24	1210	860	1240	2100
W25	610	1200	900	2100
W26	610	1200	900	2100
W27	1210	600	1500	2100

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

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

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MODERN FACADE

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DRAFTERS:

 **KJR**
DRAFTING

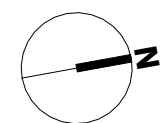
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5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT:	DOUBLE STOREY DWELLING
JON & NICKY McCALL	
DRAWING TITLE:	
GROUND FLOOR PLAN	

PROJECT:
13 DE CHAIR ROAD
NARRAWEENA NSW 2099

SCALE: 1 : 100

SHEET SIZE: A3	SHEET No: A05	REVISION: G
DATE: 14/12/2023		
JOB NO: 230389		STAGE: DA
DRAWN: SM		GJGN221



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 NCC VOLUME 2 - H5P1

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.

SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH AS3786 AND NCC VOLUME 2 - H3D6



STAIRS - GF TO FF

FLOOR TO FLOOR = 2850 mm
No. OF RISERS = 16
RISER HEIGHT = 178.1 mm
TREAD DEPTH = 250 mm

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G		14/12/2023	DJH

DOOR SCHEDULE

MARK	WIDTH	HEAD
D01	2410	2100
D02	1200	2100
D03	820	2100
D04	4810	2400
D05	2170	2400
D06	3588	2400
D07	3588	2100
D08	2170	2100
D09	820	2100
D10	820	2100

Grand Total: 10

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SILL	HEAD
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W03	610	2060	340	2400
W04	610	2060	340	2400
W05	610	2060	340	2400
W06	610	2060	340	2400
W07	2000	400	2400	2800
W08	2000	400	1150	1550
W09	850	1030	1070	2100
W10	610	1200	900	2100
W11	610	1200	900	2100
W12	2170	1370	730	2100
W13	1210	1370	730	2100
W14	2170	1370	730	2100
W15	610	1370	730	2100
W16	610	1200	900	2100
W17	610	1200	900	2100
W18	1810	600	1500	2100
W19	1570	860	1240	2100
W20	1810	1460	640	2100
W21	3010	1370	730	2100
W22	610	1200	900	2100
W23	610	1200	900	2100
W24	1210	860	1240	2100
W25	610	1200	900	2100
W26	610	1200	900	2100
W27	1210	600	1500	2100

Grand Total: 27

GROSS FLOOR AREAS (GFA)

GROSS FLOOR AREA	265 m ²
GARAGE	38 m ²
TOTAL GFA:	303 m ²

SITE AREA

724 m²

FSR

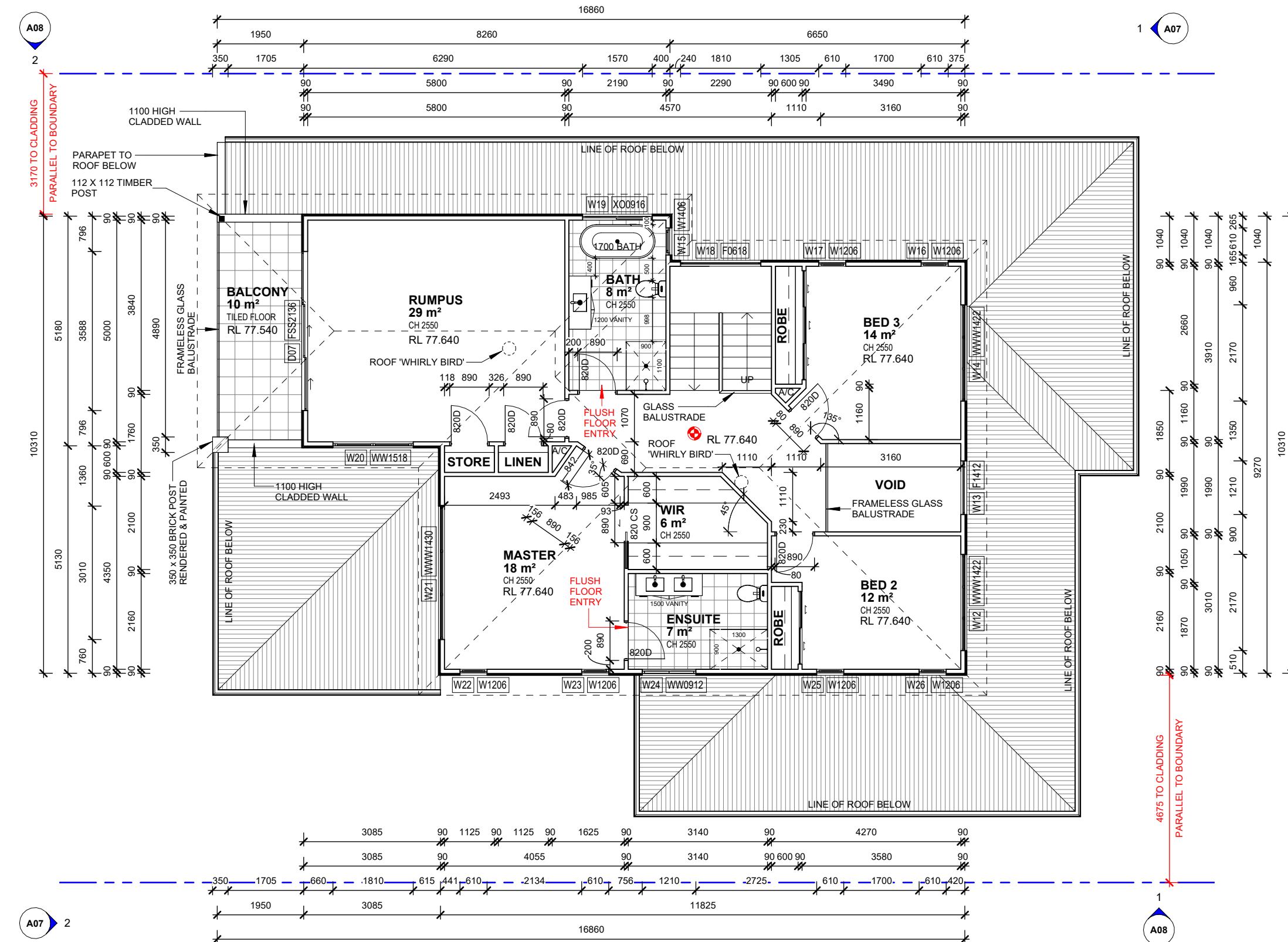
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PROPOSED FLOOR SPACES

AREA NAME	AREA	%
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FIRST FLOOR

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1 FIRST FLOOR
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION

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

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Builders Details

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MODERN FACADE

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CLIENT: DOUBLE STOREY DWELLING

JON & NICKY McCALL

DRAWING TITLE:

FIRST FLOOR PLAN

PROJECT:

13 DE CHAIR ROAD
NARRAWEENA NSW 2099

SCALE: 1 : 100

SHEET SIZE:

A3

SHEET No:

A06

REVISION:

G

DATE: 14/12/2023

JOB NO: 230389

STAGE: DA

DRAWN: DJH

GJGN221

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D04	4810	2400
D05	2170	2400
D06	3588	2400
D07	3588	2100
D08	2170	2100
D09	820	2100
D10	820	2100

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	SILL	HEAD
W01	850	1800	300	2100
W02	850	860	1240	2100
W03	610	2060	340	2400
W04	610	2060	340	2400
W05	610	2060	340	2400
W06	610	2060	340	2400
W07	2000	400	2400	2800
W08	2000	400	1150	1550
W09	850	1030	1070	2100
W10	610	1200	900	2100
W11	610	1200	900	2100
W12	2170	1370	730	2100
W13	1210	1370	730	2100
W14	2170	1370	730	2100
W15	610	1370	730	2100
W16	610	1200	900	2100
W17	610	1200	900	2100
W18	1810	600	1500	2100
W19	1570	860	1240	2100
W20	1810	1460	640	2100
W21	3010	1370	730	2100
W22	610	1200	900	2100
W23	610	1200	900	2100
W24	1210	860	1240	2100
W25	610	1200	900	2100
W26	610	1200	900	2100
W27	1210	600	1500	2100

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.

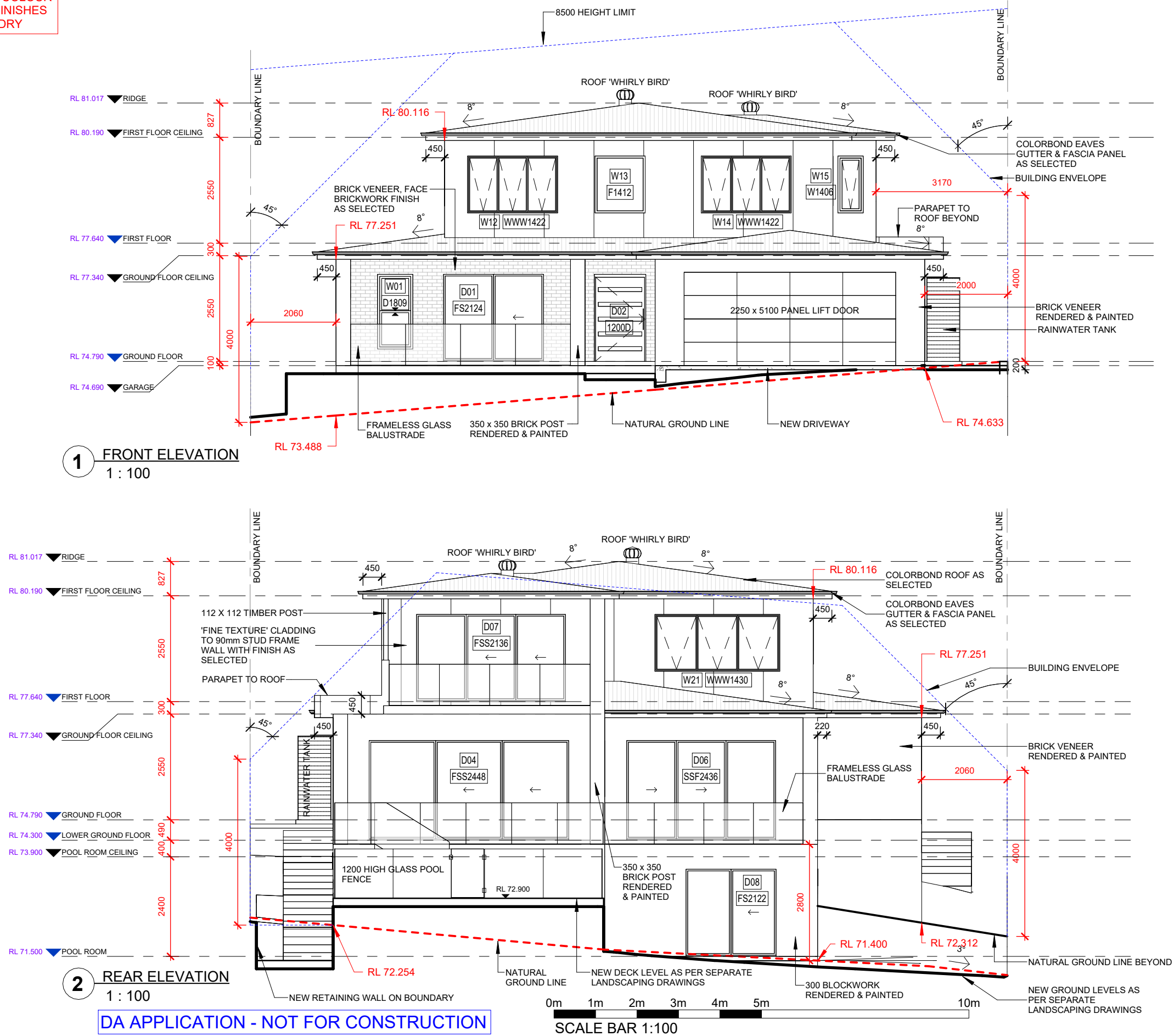
IMPORTANT NOTE:

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



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G.J. Gardner. HOMES Builders Details	CUSTOM DESIGN MODERN FACADE © 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: DOUBLE STOREY DWELLING JON & NICKY McCALL	PROJECT: 13 DE CHAIR ROAD NARRAWEENA NSW 2099	SHEET SIZE: A3 SHEET No: A07 REVISION: G	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 TITLE: ELEVATIONS	SCALE: 1 : 100	DATE: 14/12/2023	JOB NO: 230389 STAGE: DA		DRAWN: DJH GJGN221

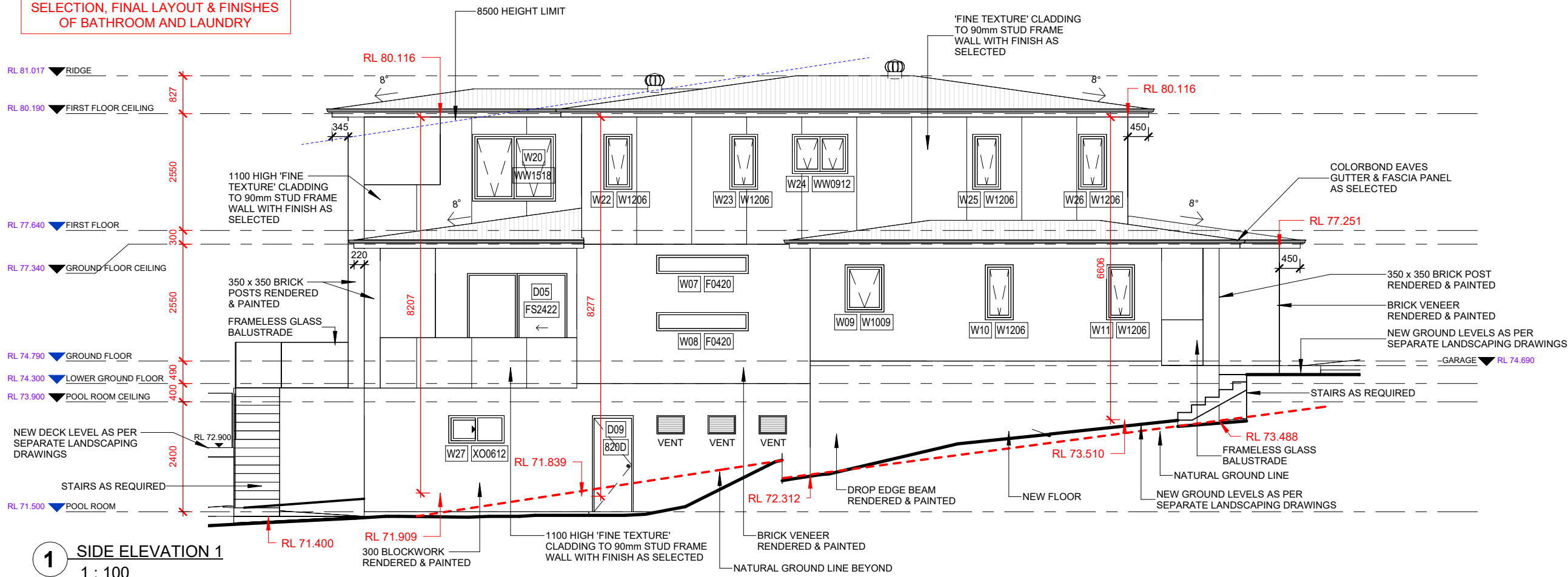
REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

DRAWING REVISION Schedule			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	05/07/2023	DJH
B	CHANGES AS PER EMAIL 06/07/2023	30/07/2023	SM
C	CHANGES AS PER EMAIL 25/07/2023	30/07/2023	DJH
D	CHANGES AS PER EMAIL 08/08/2023	31/08/2023	DJH
E	DA SET - FIRST ISSUE	10/10/2023	DJH
F	MINOR GROUND & FIRST FLOOR REVISIONS; REVISED EXTERNAL STAIRS TO MATCH LANDSCAPER; ADDED POOL ROOM LAYOUT; REVISED DRIVEWAY GRADIENTS; MOVE FRWT; REDUCE GAP BETWEEN WINDOWS IN MASTER; MODIFY STAIR TO HAVE GLASS BALUSTRADE; ADDED VENTS; ADDED POOL TO PLAN.	22/11/2023	SM
G		14/12/2023	DJH

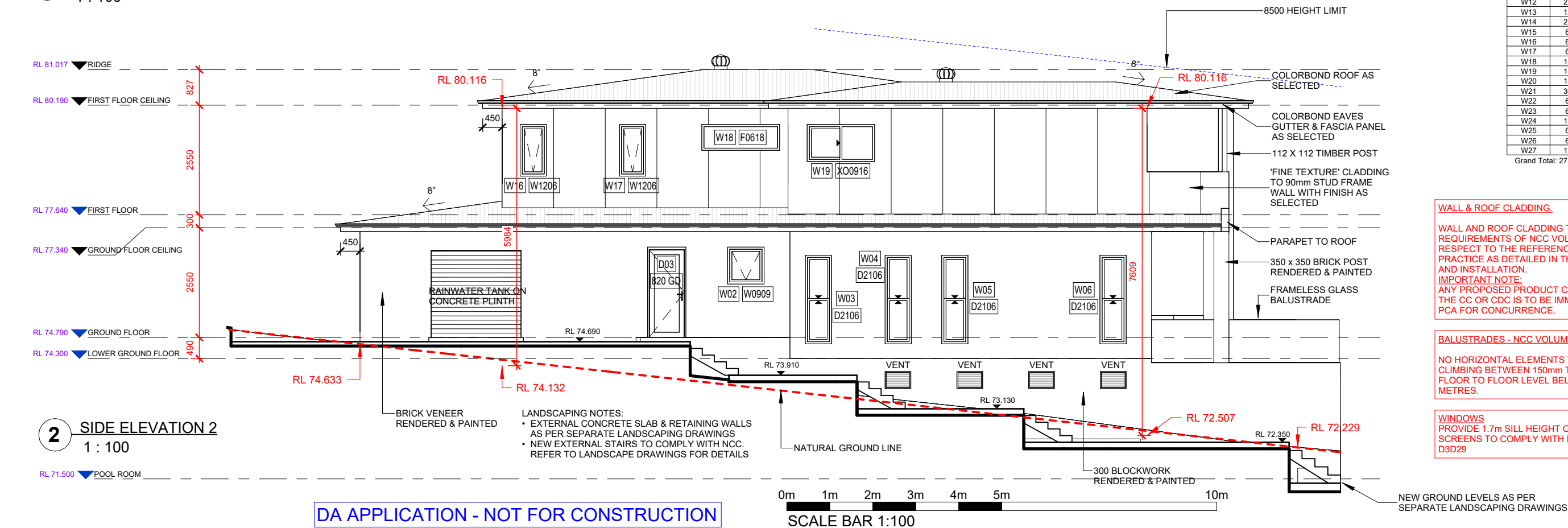
DOOR Schedule		
MARK	WIDTH	HEAD
D01	2410	2100
D02	1200	2100
D03	820	2100
D04	4810	2400
D05	2170	2400
D06	3588	2400
D07	3588	2100
D08	2170	2100
D09	820	2100
D10	820	2100
Grand Total: 10		

WINDOW Schedule				
MARK	WIDTH	HEIGHT	SILL	HEAD
W01	850	1800	300	2100
W02	850	860	1240	2100
W03	610	2060	340	2400
W04	610	2060	340	2400
W05	610	2060	340	2400
W06	610	2060	340	2400
W07	2000	400	2400	2800
W08	2000	400	1150	1550
W09	850	1030	1070	2100
W10	610	1200	900	2100
W11	610	1200	900	2100
W12	2170	1370	730	2100
W13	1210	1370	730	2100
W14	2170	1370	730	2100
W15	610	1370	730	2100
W16	610	1200	900	2100
W17	610	1200	900	2100
W18	1810	600	1500	2100
W19	1570	860	1240	2100
W20	1810	1460	640	2100
W21	3010	1370	730	2100
W22	610	1200	900	2100
W23	610	1200	900	2100
W24	1210	860	1240	2100
W25	610	1200	900	2100
W26	610	1200	900	2100
W27	1210	600	1500	2100
Grand Total: 27				

1 SIDE ELEVATION 1
1 : 100



2 SIDE ELEVATION 2
1 : 100



WALL & ROOF CLADDING.
WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC VOLUME 2 - H1D7 PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE NCC FOR PRODUCT MATERIALS AND INSTALLATION.
IMPORTANT NOTE:
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BALUSTRADES - NCC VOLUME 1 - D3D20

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

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

DA APPLICATION - NOT FOR CONSTRUCTION

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

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Builders Details

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

CLIENT: DOUBLE STOREY DWELLING
JON & NICKY McCALL
DRAWING TITLE:
ELEVATIONS

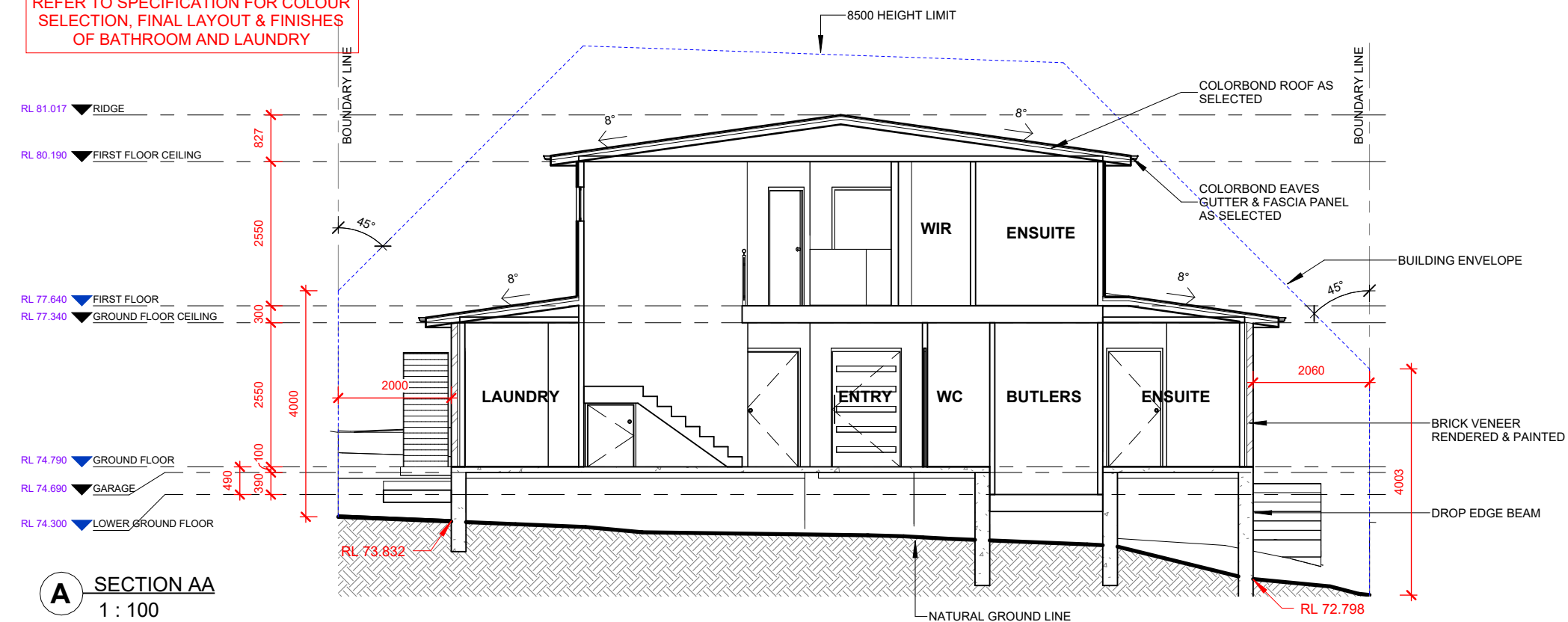
PROJECT:
**13 DE CHAIR ROAD
NARRAWEENA NSW 2099**
SCALE: 1 : 100

SHEET SIZE: **A3** SHEET No: **A08** REVISION: **G**
DATE: **14/12/2023**
JOB NO: 230389 STAGE: DA
DRAWN: DJH GJGN221

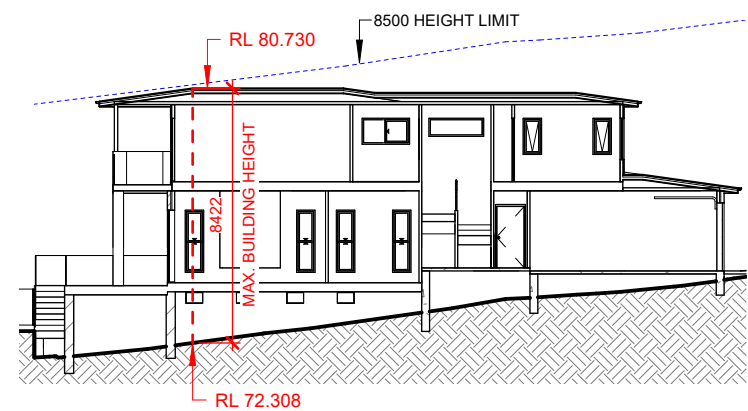
IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE: OWNER SIGNED: DATE: BUILDER SIGNED: DATE:

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

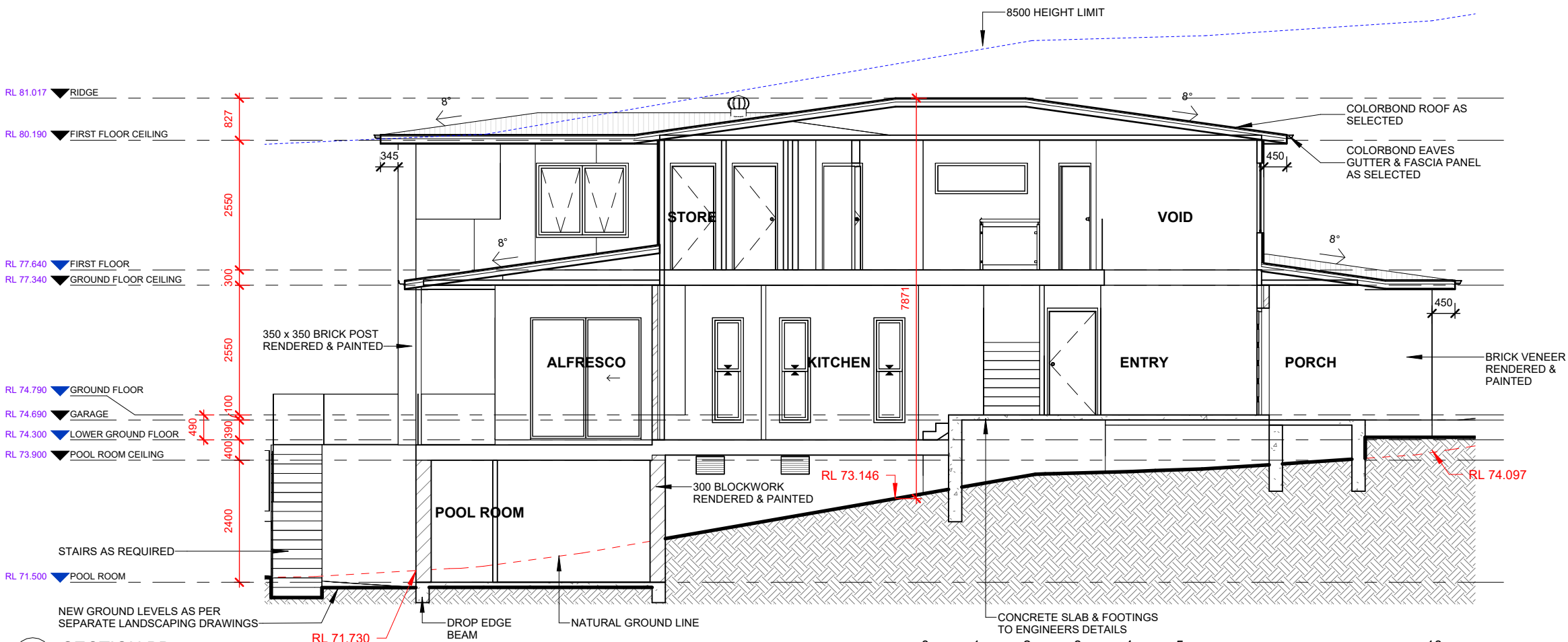
DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	05/07/2023	DJH
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G		14/12/2023	DJH



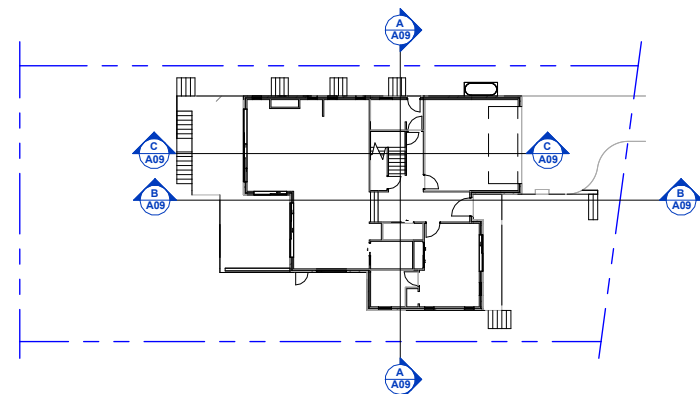
A SECTION AA
1 : 100



C SECTION CC
1 : 250



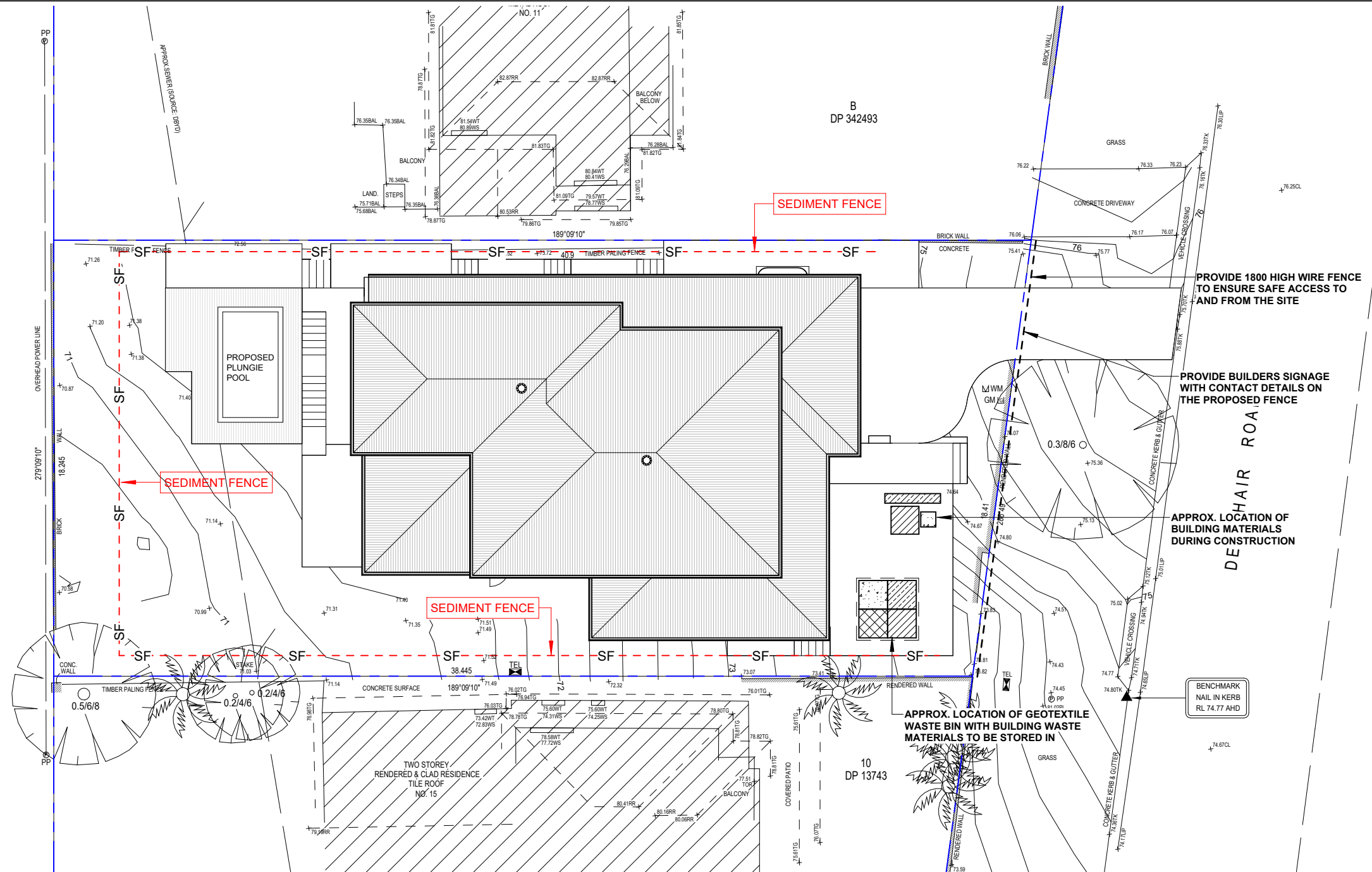
B SECTION BB
1 : 100



1 KEY PLAN
1 : 500

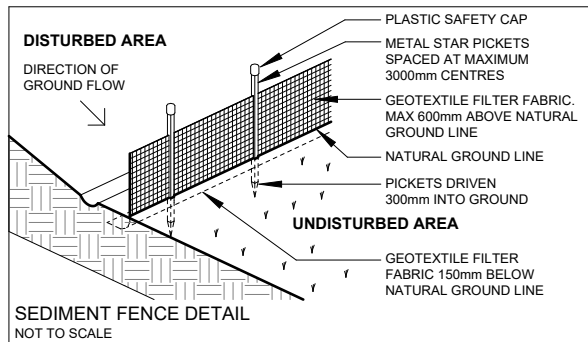
DA APPLICATION - NOT FOR CONSTRUCTION

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	05/07/2023	DJH
B	CHANGES AS PER EMAIL 06/07/2023	31/03/2023	SM
C	CHANGES AS PER EMAIL 25/07/2023	25/07/2023	DJH
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E	DA SET - FIRST ISSUE	10/10/2023	DJH
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G	BETWEEN WINDOWS IN MASTER; MODIFY STAIR TO HAVE GLASS BALUSTRADE; ADDED VENTS; ADDED POOL TO PLAN.	14/12/2023	DJH



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.

DA APPLICATION - NOT FOR CONSTRUCTION

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



G.J. Gardner. HOMES
Builders Details

CUSTOM DESIGN
MODERN FACADE

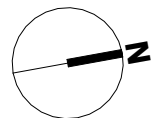
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DRAFTERS:
KJR
SUIITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
JON & NICKY McCALL
DRAWING TITLE:
**EROSION, SEDIMENT & WASTE
MANAGEMENT PLAN**

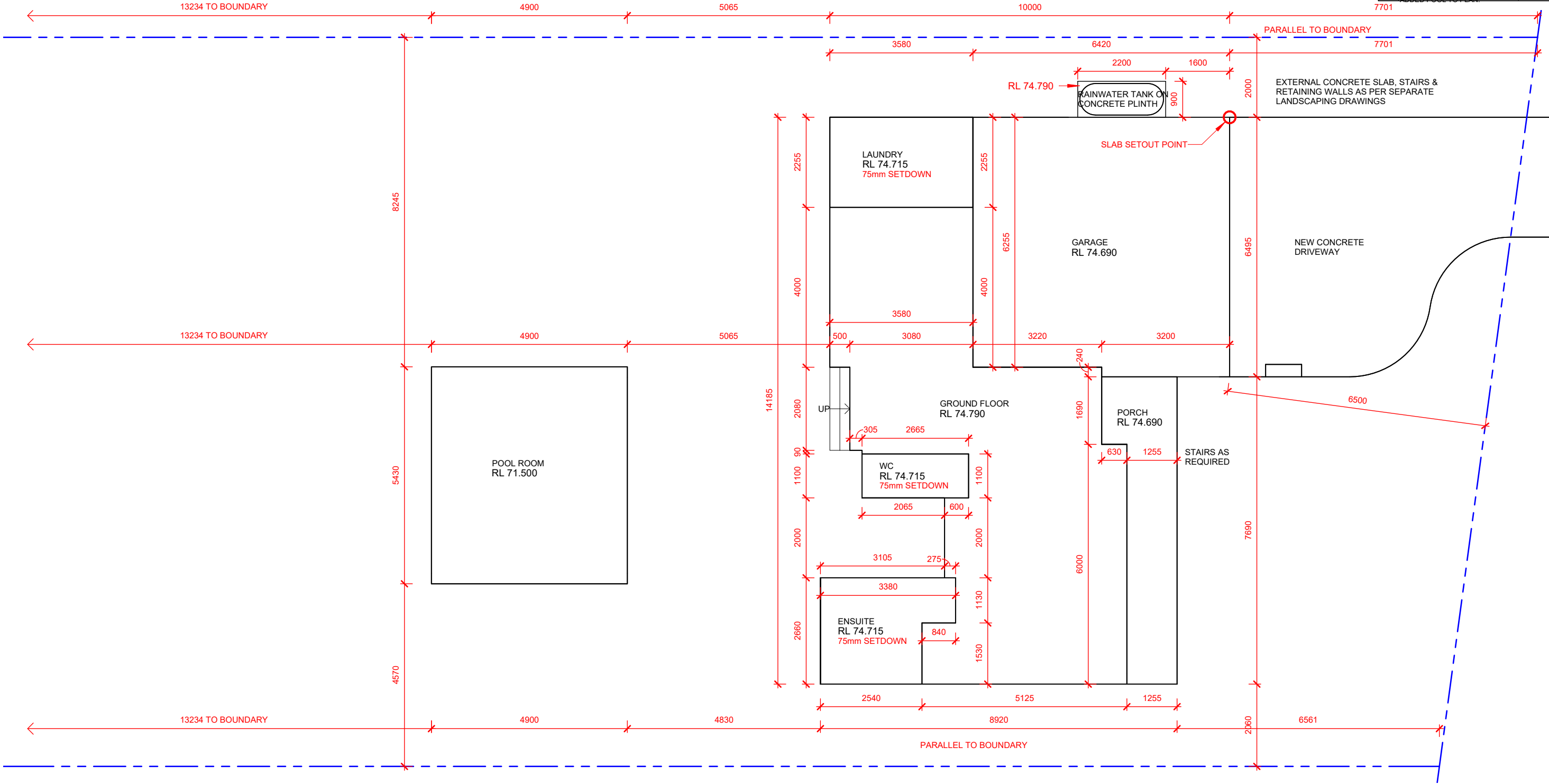
PROJECT:
**13 DE CHAIR ROAD
NARRAWEENA NSW 2099**
SCALE: 1 : 200

SHEET SIZE: **A3** SHEET No: **A11** REVISION: **G**
DATE: **14/12/2023**
JOB NO: 230389 STAGE: DA
DRAWN: DJH GJGN221



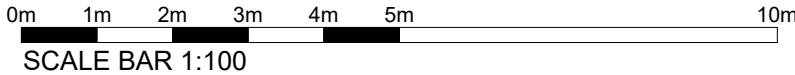
IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	05/07/2023	DJH
B	CHANGES AS PER EMAIL 06/07/2023	31/07/2023	SM
C	CHANGES AS PER EMAIL 25/07/2023	25/07/2023	DJH
D	CHANGES AS PER EMAIL 08/08/2023	31/08/2023	DJH
E	DA SET - FIRST ISSUE	10/10/2023	DJH
F	MINOR GROUND & FIRST FLOOR REVISIONS; REVISED EXTERNAL STAIRS TO MATCH LANDSCAPER; ADDED POOL ROOM LAYOUT; REVISED DRIVEWAY GRADIENTS; MOVE RWT; REDUCE GAP	22/11/2023	SM
G	BETWEEN WINDOWS IN MASTER; MODIFY STAIR TO HAVE GLASS BALUSTRADE; ADDED VENTS; ADDED POOL TO PLAN.	14/12/2023	DJH



1 CONCRETE SLAB PLAN
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION



G.J. Gardner.

HOMES

Builders Details

CUSTOM DESIGN

MODERN FACADE

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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

JON & NICKY McCALL

DRAWING TITLE:

CONCRETE SLAB PLAN

PROJECT:

13 DE CHAIR ROAD
NARRAWEENA NSW 2099

SCALE: 1 : 100

SHEET SIZE: A3

SHEET No: A15

REVISION: G

DATE: 14/12/2023

JOB NO: 230389

DRAWN: Author

STAGE: DA

GJGN221

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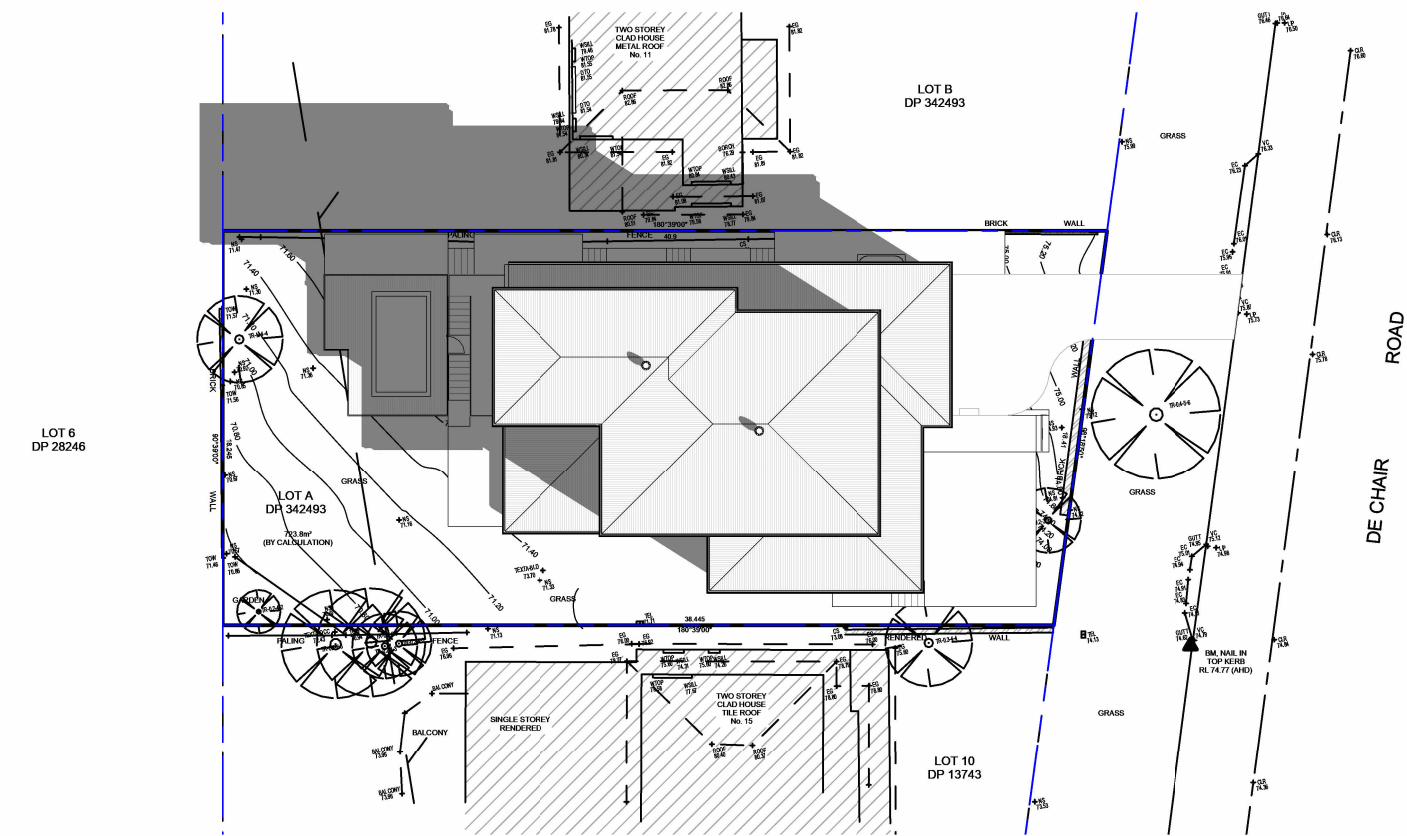
I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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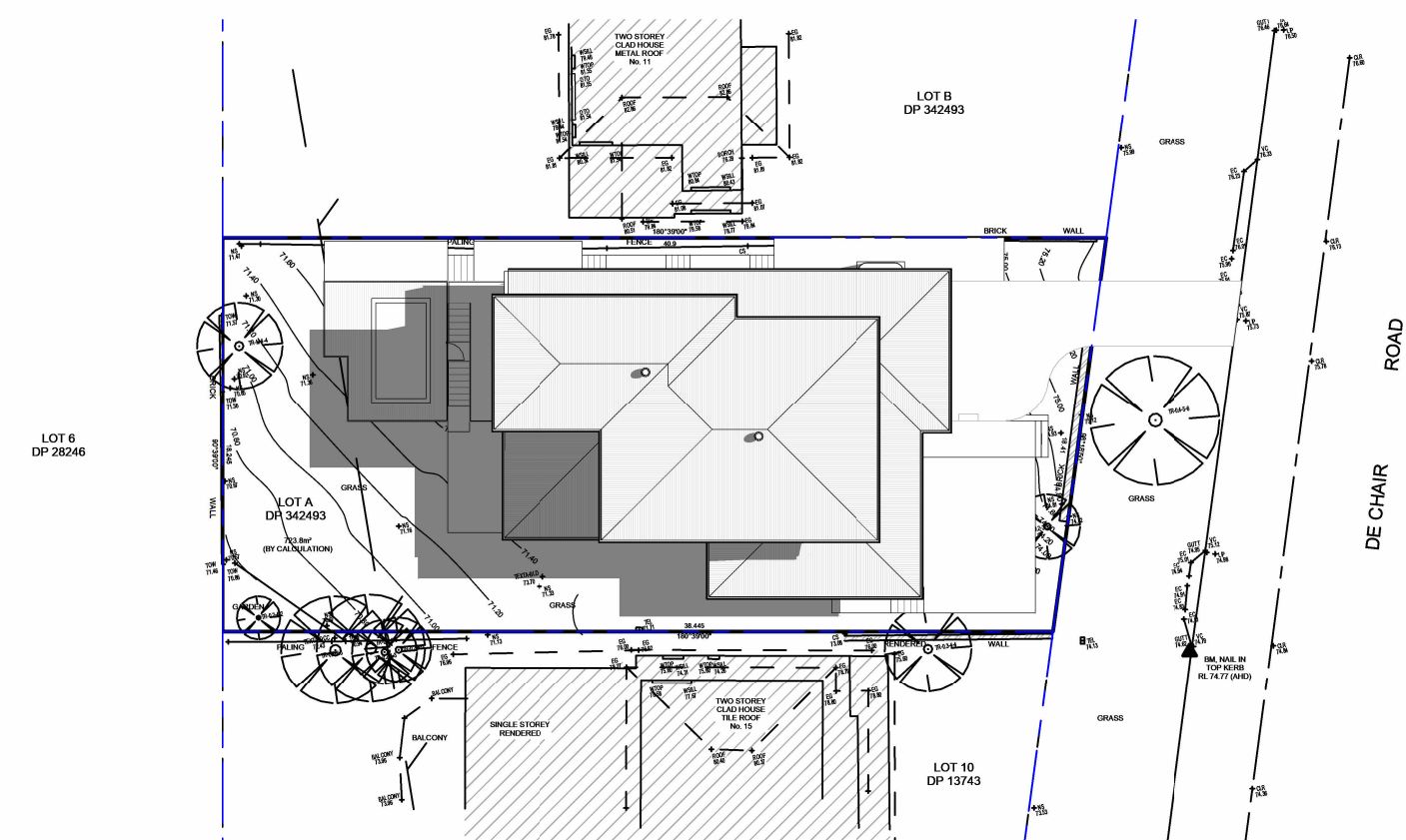
OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

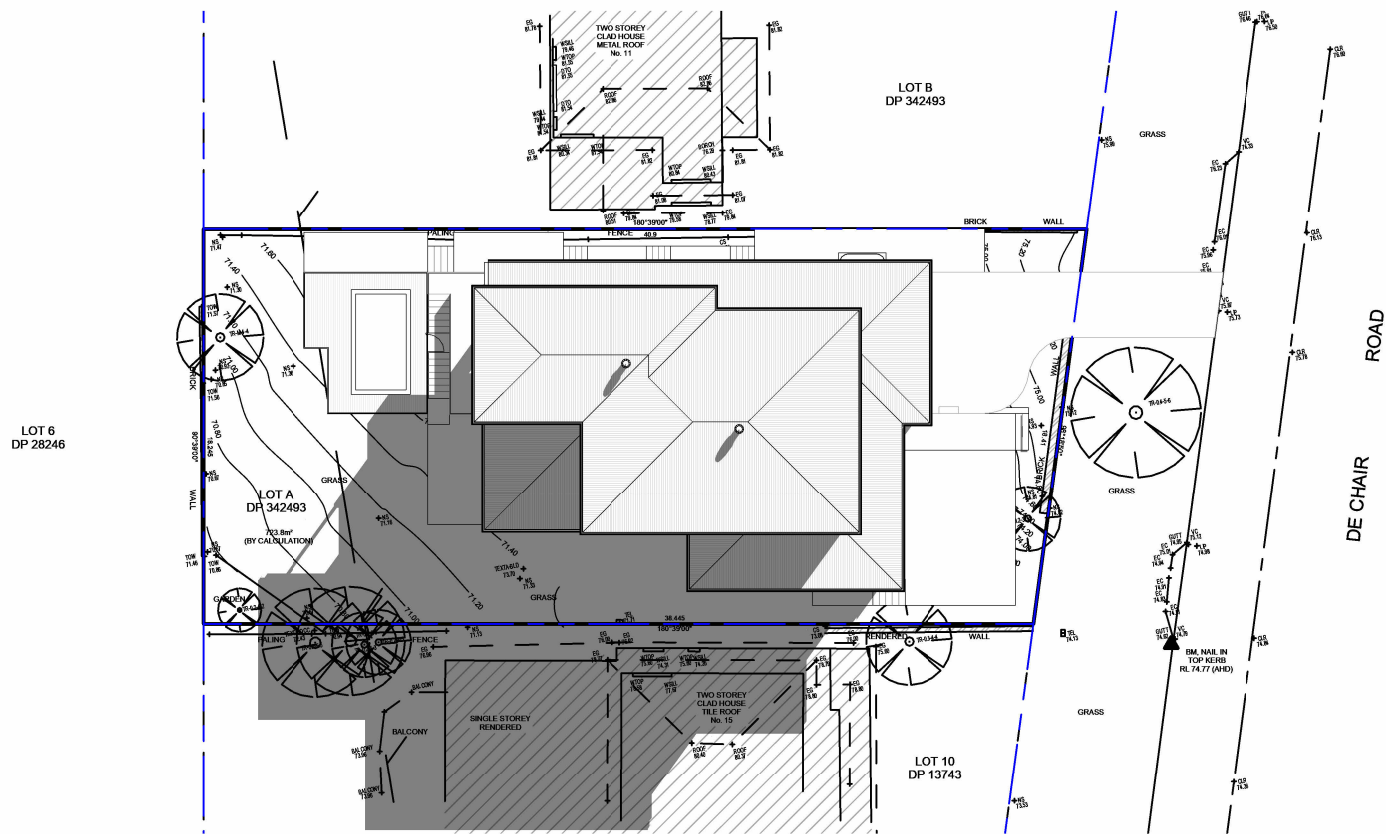
DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	05/07/2023	DJH
B	CHANGES AS PER EMAIL 06/07/2023	31/07/2023	SM
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G		14/12/2023	DJH



1 SHADOW DIAGRAM 9am
1 : 350



2 SHADOW DIAGRAM 12pm
1 : 350



3 SHADOW DIAGRAM 3pm
1 : 350

DA APPLICATION - NOT FOR CONSTRUCTION

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

SHADOW DIAGRAMS FOR 21ST JUNE

G.J. Gardner. HOMES
Builders Details

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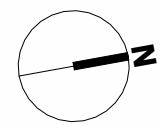
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ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
JON & NICKY McCALL
DRAWING TITLE:
SHADOW DIAGRAM

PROJECT:
**13 DE CHAIR ROAD
NARRAWEENA NSW 2099**
SCALE: 1 : 350

SHEET SIZE: **A3** SHEET No: **A16** REVISION: **G**
DATE: **14/12/2023**
JOB NO: 230389 STAGE: DA
DRAWN: DJH GJGN221



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

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	15		Waste Management centre for recycling	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	15		Excess bricks returned to supplier	Nil to landfill
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

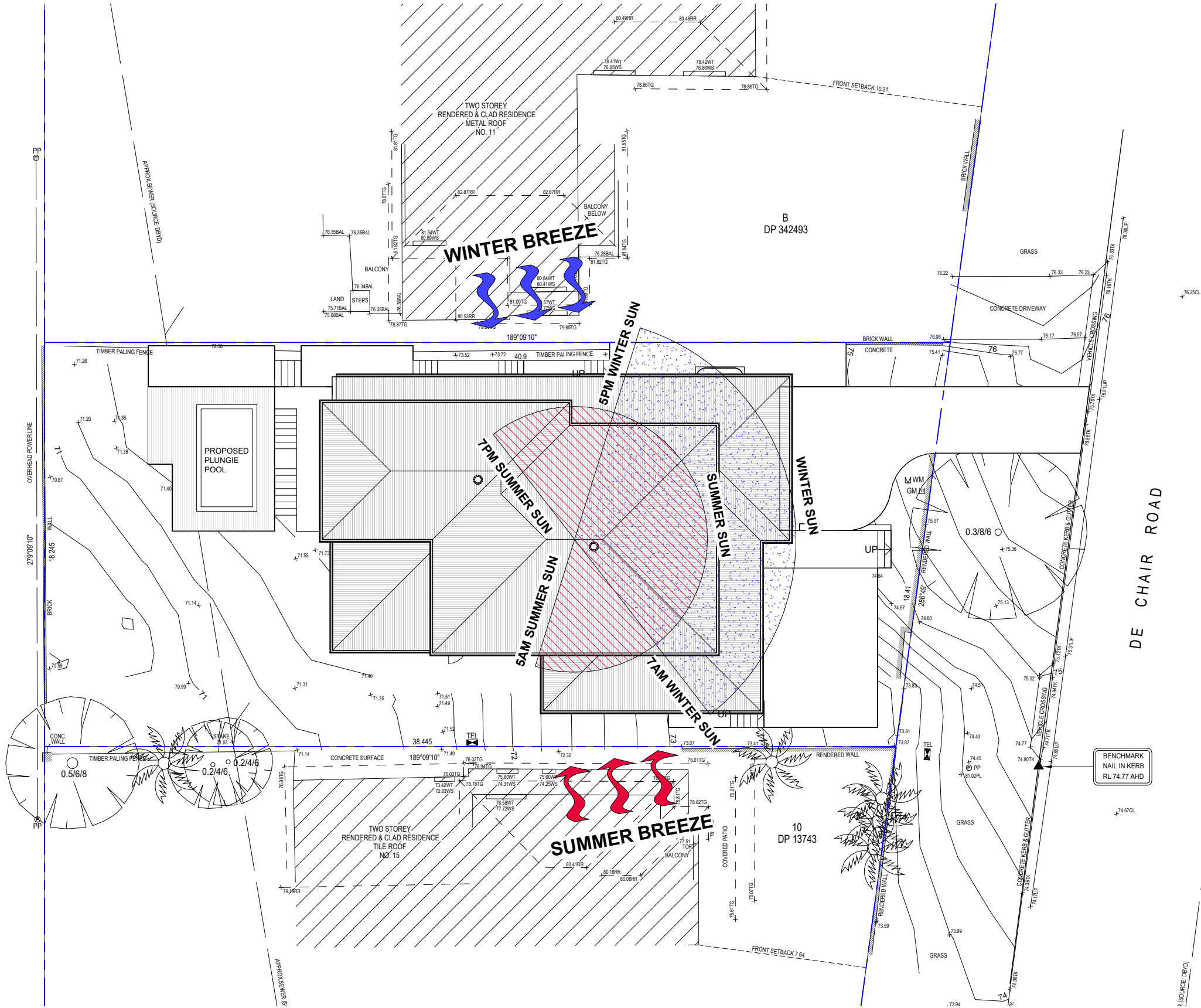
USE OF PREMISES			
Type of Waste to be Generated	Expected volume per week (m3)	On-Site Specify proposed reuse or on-site recycling method	Destination
Food, general domestic waste	0.4	Bins located on site	Disposal via council rubbish removal
Paper, Cardboard	0.1	Bins located on site	Disposal via council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

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G	REVISIONS TO BALCONY BETWEEN WINDOWS IN MASTER; MODIFY STAIR TO HAVE GLASS BALUSTRADE; ADDED VENTS; ADDED POOL TO PLAN.	14/12/2023	DJH

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G.J. Gardner. HOMES Builders Details CUSTOM DESIGN MODERN FACADE © 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: DOUBLE STOREY DWELLING JON & NICKY McCALL DRAWING TITLE: WASTE MANAGEMENT	PROJECT: 13 DE CHAIR ROAD NARRAWEENA NSW 2099 NOT TO SCALE	SHEET SIZE: A3	SHEET No: A17	REVISION: G	IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE! ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED. OWNER SIGNED: _____ DATE: _____ OWNER SIGNED: _____ DATE: _____ BUILDER SIGNED: _____ DATE: _____
				DATE: 14/12/2023			
				JOB NO: 230389		STAGE: DA	
				DRAWN: DJH		GJGN221	

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	FIRST ISSUE	05/07/2023	DJH
B	CHANGES AS PER EMAIL 06/07/2023	31/07/2023	SM
C	CHANGES AS PER EMAIL 25/07/2023	25/07/2023	DJH
D	CHANGES AS PER EMAIL 08/08/2023	31/08/2023	DJH
E	DA SET - FIRST ISSUE	10/10/2023	DJH
F	MINOR GROUND & FIRST FLOOR REVISIONS; REVISED EXTERNAL STAIRS TO MATCH LANDSCAPER; ADDED POOL ROOM LAYOUT; REVISED DRIVEWAY GRADIENTS; MOVE RWT; REDUCE GAP	22/11/2023	SM
G	BETWEEN WINDOWS IN MASTER; MODIFY STAIR TO HAVE GLASS BALUSTRADE; ADDED VENTS; ADDED POOL TO PLAN.	14/12/2023	DJH



1 SITE ANALYSIS PLAN
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION

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

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G.J. Gardner. HOMES
Builders Details

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MODERN FACADE

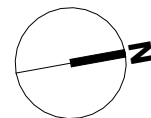
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JON & NICKY McCALL
DRAWING TITLE:
SITE ANALYSIS

PROJECT:
**13 DE CHAIR ROAD
NARRAWEENA NSW 2099**
SCALE: 1 : 200

SHEET SIZE: **A3** SHEET No: **A18** REVISION: **G**
DATE: **14/12/2023**
JOB NO: **230389** STAGE: **DA**
DRAWN: **DJH** GJGN221



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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: