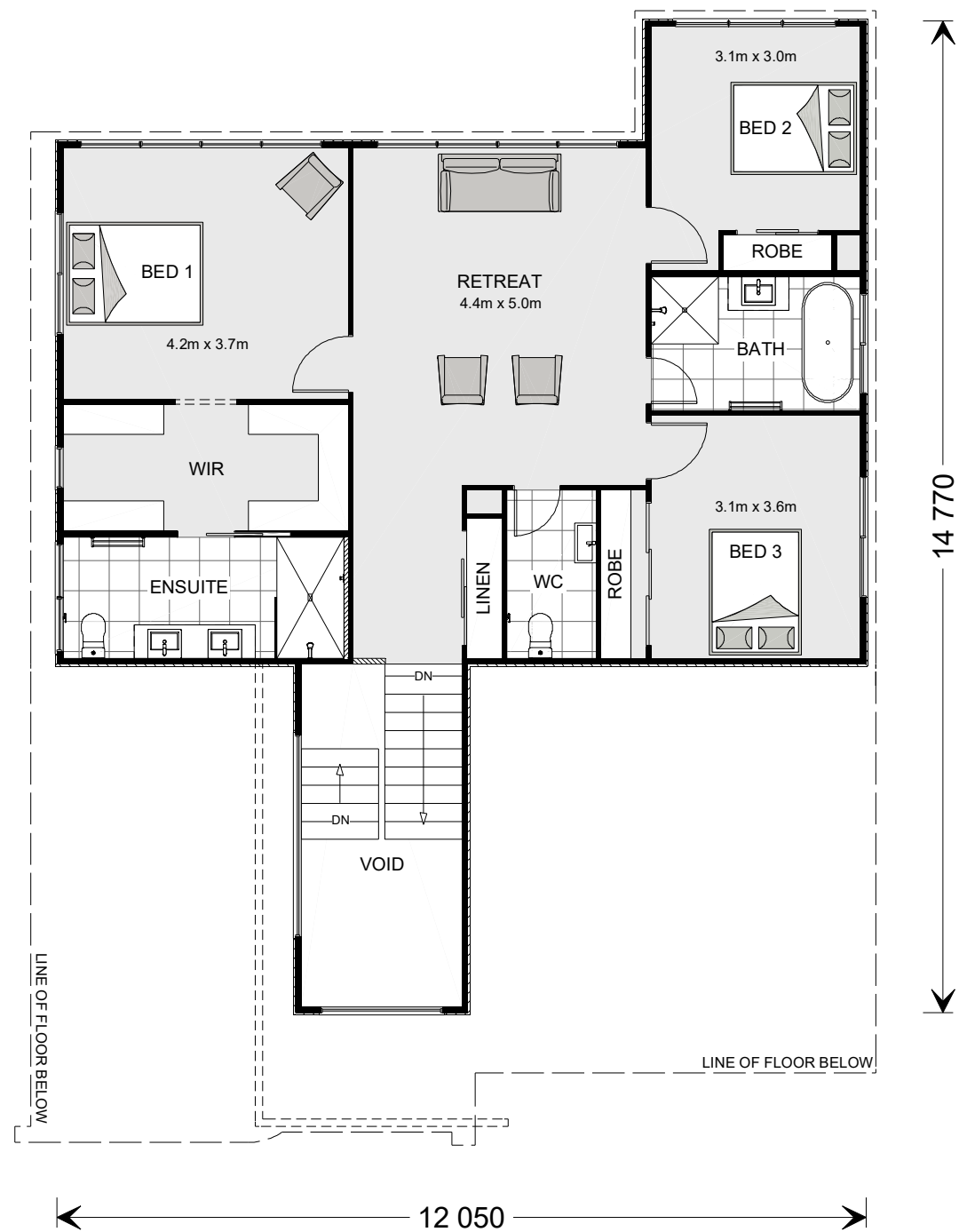




Artist Impression Shown for illustrative purposes only

CONSTRUCTION & SITE WORKS SHOWN ARE INDICATIVE ONLY & MAY VARY SUBJECT TO INDIVIDUAL SITE CONDITIONS. PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).										
LAGUNA 302 Palm Springs Streetscape Split Level Series	CONCEPT	21/02/2025	FLOOR AREAS		TOTAL	302.5 m ²	Min. Lot Width	ARTIST IMPRESSION	G.J. Gardner. HOMES Wollongong	
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LF LIVING	134.4 m ²	UF LIVING	100.8 m ²	15 m - 16 m	N.T.S.		
			GARAGE	36.7 m ²	VOID	12.2 m ²	Proposed Display Home Lot 202, 3 Dairy Yard Rd Huntley (Forest Reach)			
	ALFRESCO	14.6 m ²								
	PORCH	3.8 m ²								
	LF TOTAL	189.5 m ²	UF TOTAL	113.0 m ²						



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LAGUNA 302

Palm Springs Streetscape

Split Level Series

CONCEPT 21/02/2025

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G.J. Gardner Homes
Concept plans only,
final working drawings may vary

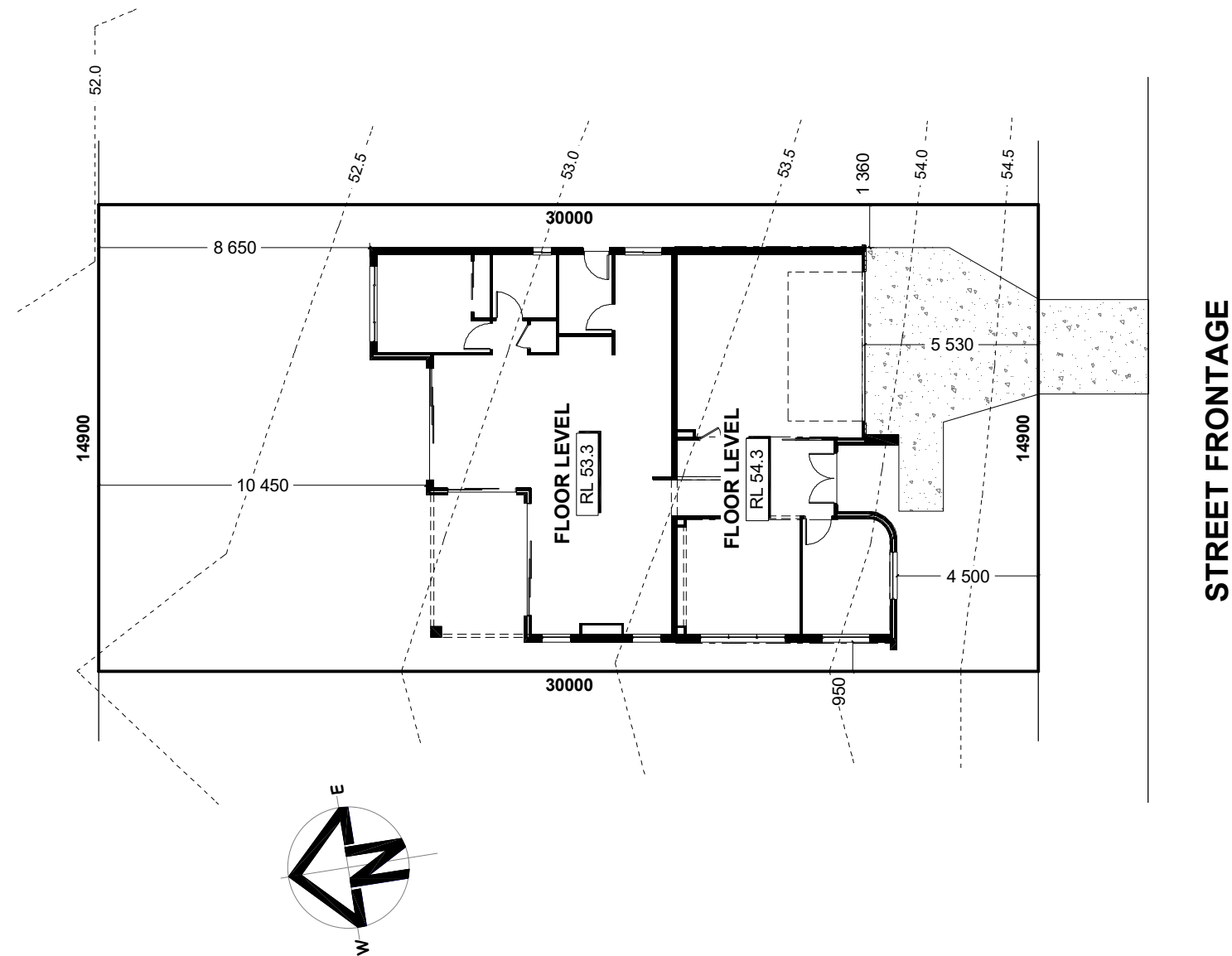
FLOOR AREAS		TOTAL	302.5 m ²
LF LIVING	134.4 m ²	UF LIVING	100.8 m ²
GARAGE	36.7 m ²	VOID	12.2 m ²
ALFRESCO	14.6 m ²		
PORCH	3.8 m ²		
LF TOTAL	189.5 m ²	UF TOTAL	113.0 m ²

Min. Lot Width
15 m - 16 m

PRESENTATION PLAN
Scale 1:100 @A3

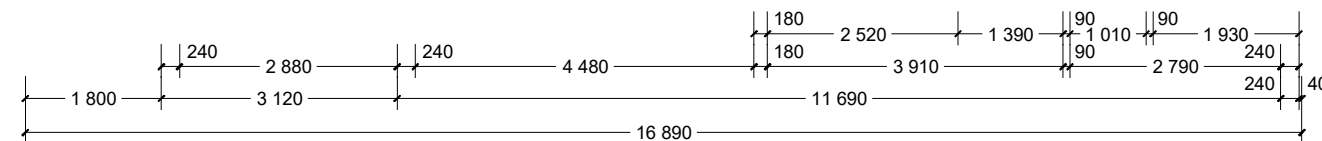
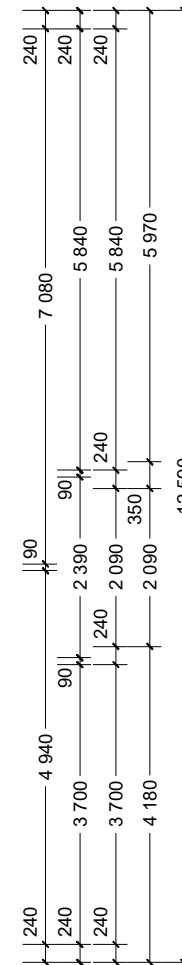
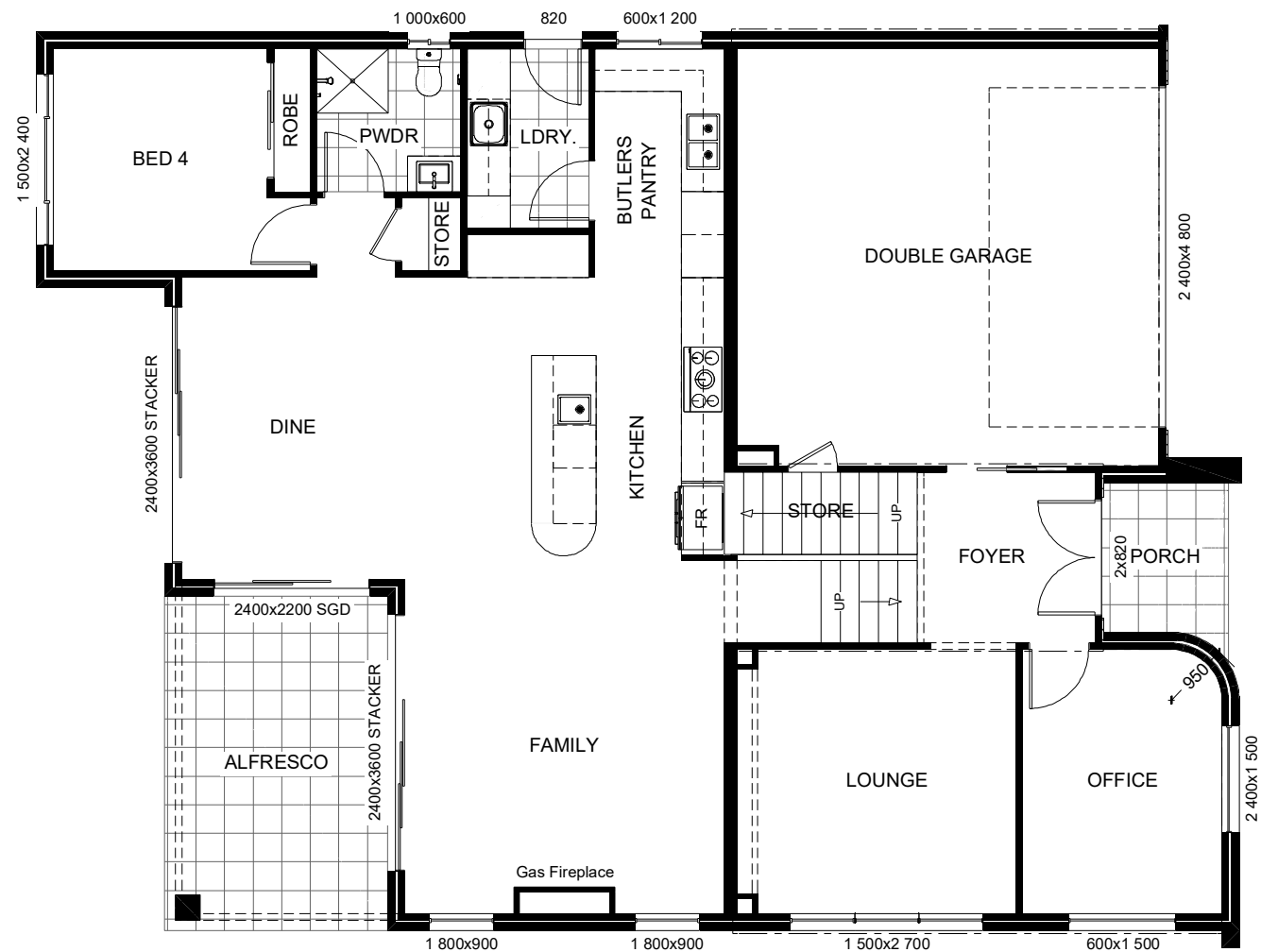
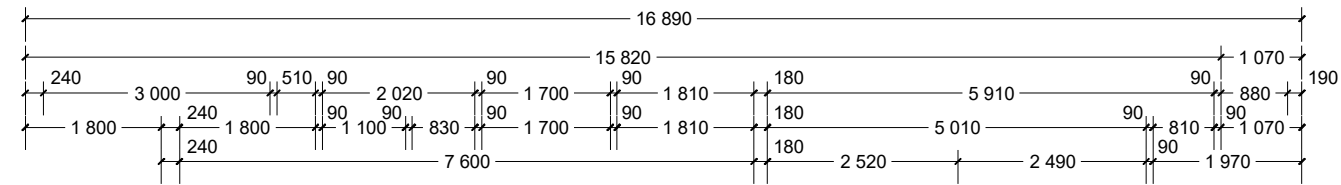
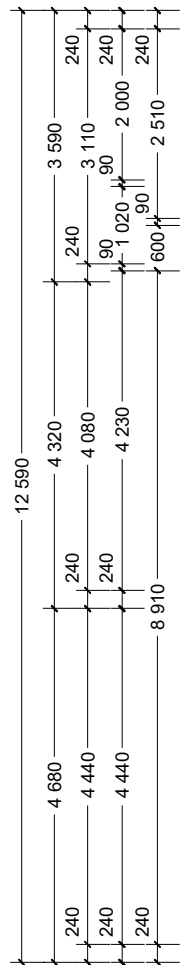
Proposed Display Home
Lot 202, 3 Dairy Yard Rd
Huntley (Forest Reach)

G.J. Gardner.
HOMES
Wollongong



INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

CONSTRUCTION & SITE WORKS SHOWN ARE INDICATIVE ONLY & MAY VARY SUBJECT TO INDIVIDUAL SITE CONDITIONS. PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).									
LAGUNA 302 Palm Springs Streetscape Split Level Series	CONCEPT	21/02/2025	FLOOR AREAS		TOTAL 302.5 m ²	Min. Lot Width 15 m - 16 m	SITE PLAN Scale 1:200 @A3		G.J. Gardner. HOMES Wollongong
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LF LIVING	134.4 m ²	UF LIVING	100.8 m ²	Proposed Display Home Lot 202, 3 Dairy Yard Rd Huntley (Forest Reach)		
			GARAGE	36.7 m ²	VOID	12.2 m ²			
			ALFRESCO	14.6 m ²					
			PORCH	3.8 m ²					
			LF TOTAL	189.5 m ²	UF TOTAL	113.0 m ²			



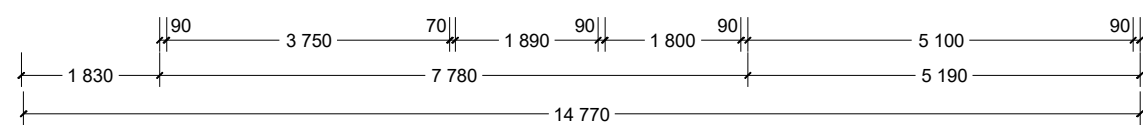
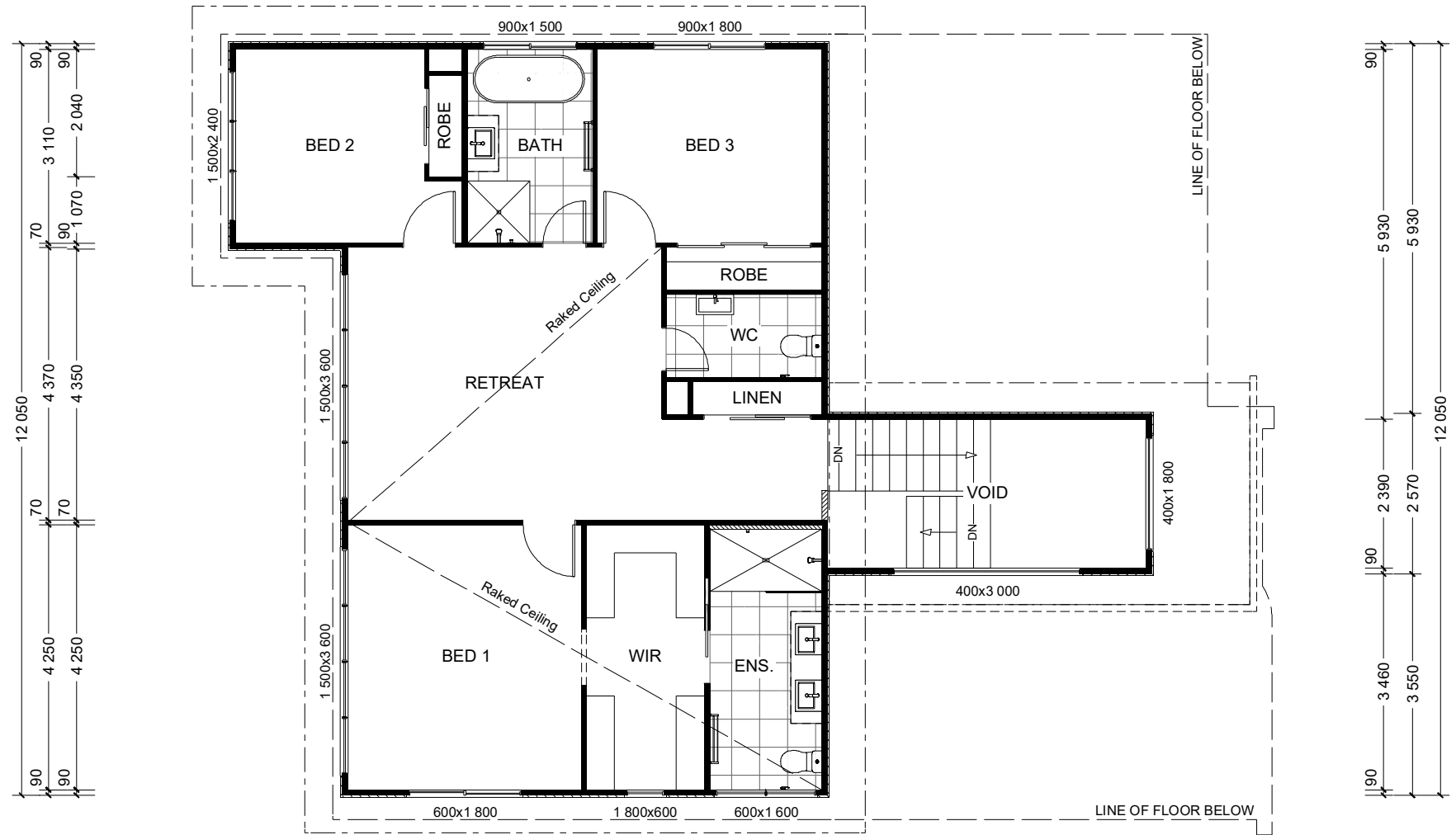
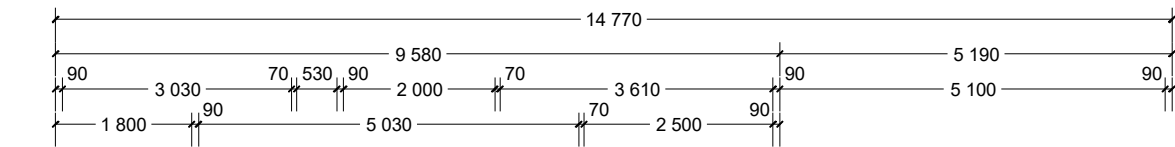
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LAGUNA 302
Palm Springs Streetscape
Split Level Series

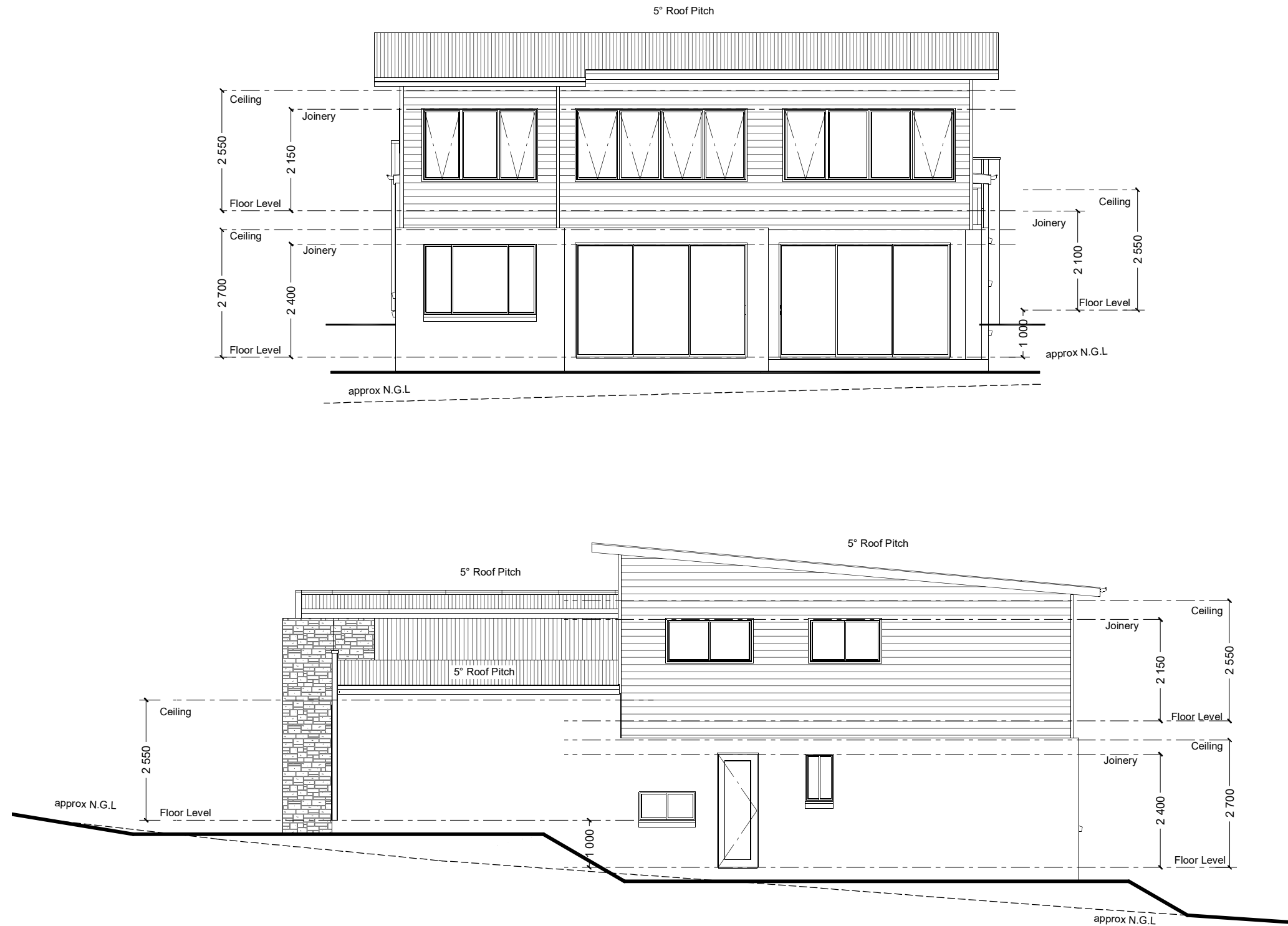
CONCEPT	21/02/2025	FLOOR AREAS		TOTAL	302.5 m ²
© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LF LIVING	134.4 m ²	UF LIVING	100.8 m ²
		GARAGE	36.7 m ²	VOID	12.2 m ²
		ALFRESCO	14.6 m ²		
		PORCH	3.8 m ²		
		LF TOTAL	189.5 m ²	UF TOTAL	113.0 m ²

Min. Lot Width	LOWER FLOOR PLAN
15 m - 16 m	Scale 1:100 @A3
Proposed Display Home Lot 202, 3 Dairy Yard Rd Huntley (Forest Reach)	

G.J. Gardner.
HOMES
Wollongong



CONSTRUCTION & SITE WORKS SHOWN ARE INDICATIVE ONLY & MAY VARY SUBJECT TO INDIVIDUAL SITE CONDITIONS. PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).									
LAGUNA 302 Palm Springs Streetscape	CONCEPT	21/02/2025	FLOOR AREAS		TOTAL	302.5 m ²	Min. Lot Width	UPPER FLOOR PLAN	G.J. Gardner. HOMES Wollongong
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LF LIVING	134.4 m ²	UF LIVING	100.8 m ²	15 m - 16 m	Scale 1:100 @A3	
			GARAGE	36.7 m ²	VOID	12.2 m ²	Proposed Display Home Lot 202, 3 Dairy Yard Rd Huntley (Forest Reach)		
Split Level Series			ALFRESCO	14.6 m ²					
			PORCH	3.8 m ²					
			LF TOTAL	189.5 m ²	UF TOTAL	113.0 m ²			



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LAGUNA 302
Palm Springs Streetscape
Split Level Series

CONCEPT 21/02/2025
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G.J. Gardner Homes
Concept plans only,
final working drawings may vary

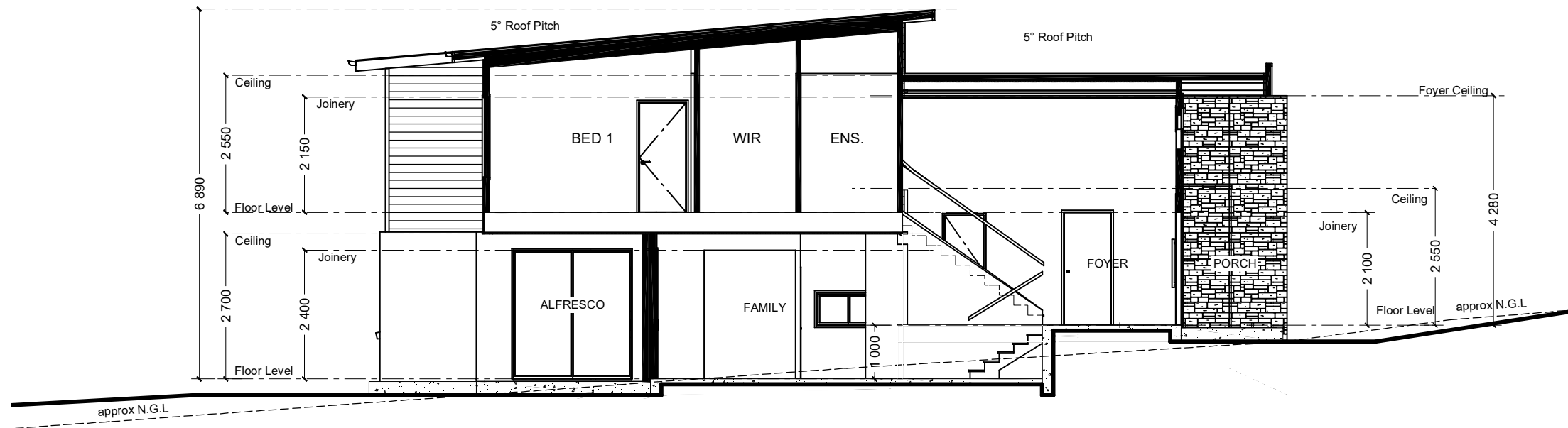
FLOOR AREAS		TOTAL	302.5 m ²
LF LIVING	134.4 m ²	UF LIVING	100.8 m ²
GARAGE	36.7 m ²	VOID	12.2 m ²
ALFRESCO	14.6 m ²		
PORCH	3.8 m ²		
LF TOTAL	189.5 m ²	UF TOTAL	113.0 m ²

Min. Lot Width
15 m - 16 m

ELEVATIONS
Scale 1:100 @A3

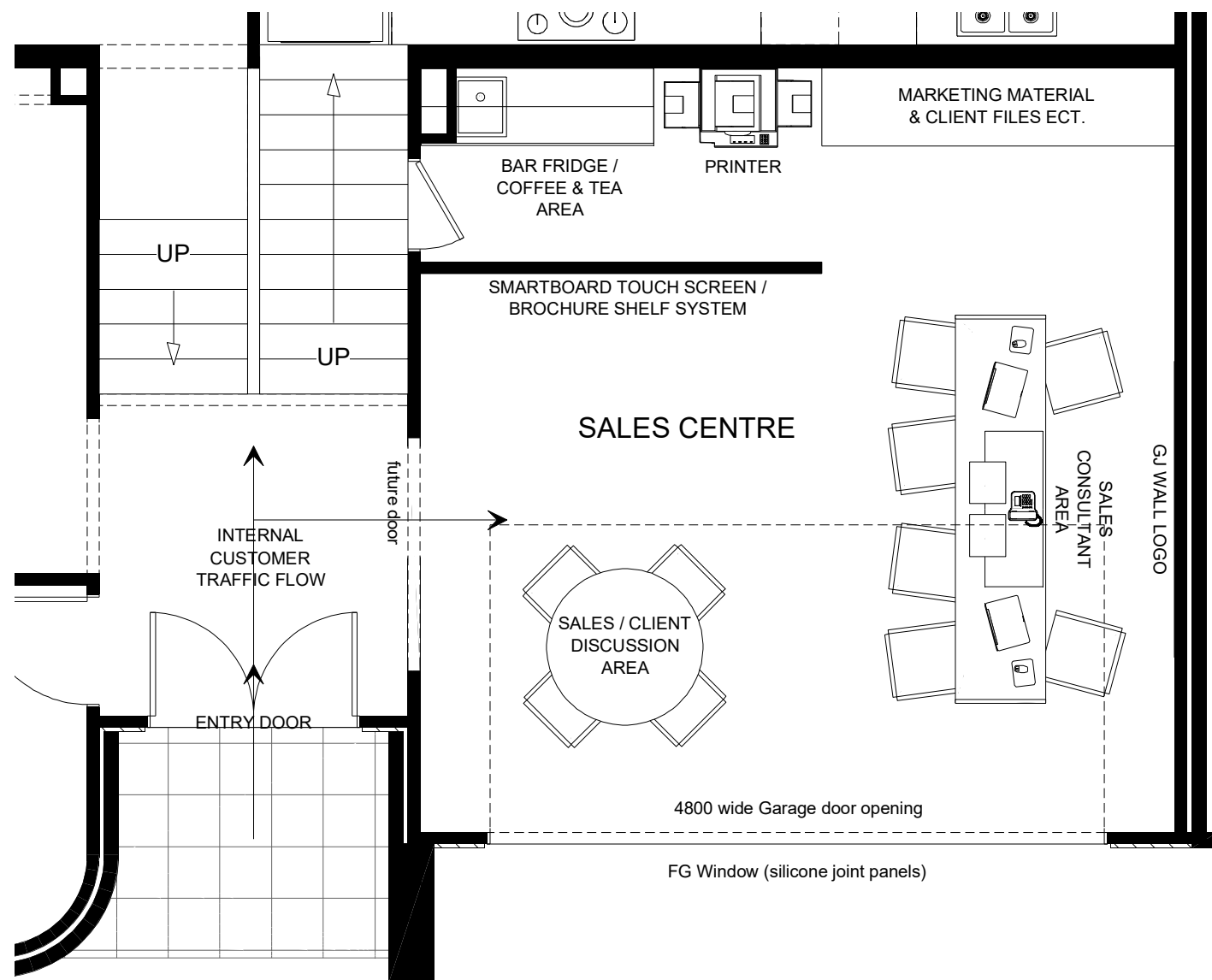
Proposed Display Home
Lot 202, 3 Dairy Yard Rd
Huntley (Forest Reach)

G.J. Gardner.
HOMES
Wollongong



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LAGUNA 302 Palm Springs Streetscape	CONCEPT21/02/2025	FLOOR AREAS		TOTAL302.5 m²	Min. Lot Width15 m - 16 m	SECTIONScale 1:100 @A3	G.J. Gardner. HOMES Wollongong
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LF LIVING134.4 m²	UF LIVING100.8 m²	Proposed Display Home Lot 202, 3 Dairy Yard Rd Huntley (Forest Reach)			
GARAGE36.7 m²		VOID12.2 m²					
ALFRESCO14.6 m²							
PORCH3.8 m²							
LF TOTAL189.5 m²		UF TOTAL113.0 m²					



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LAGUNA 302

Palm Springs Streetscape

Split Level Series

CONCEPT21/02/2025

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final working drawings may vary

FLOOR AREAS		TOTAL	302.5 m²
LF LIVING	134.4 m²	UF LIVING	100.8 m²
GARAGE	36.7 m²	VOID	12.2 m²
ALFRESCO	14.6 m²		
PORCH	3.8 m²		
LF TOTAL	189.5 m²	UF TOTAL	113.0 m²

Min. Lot Width
15 m - 16 m

SALES OFFICE LAYOUT
Scale 1:100 @A3

Proposed Display Home
Lot 202, 3 Dairy Yard Rd
Huntley (Forest Reach)

G.J. Gardner.

HOMES

Wollongong

ELECTRICAL LEGEND

NOTE:
ALL ELECTRICAL WORK MUST
BE COMPLETED TO THE
RELEVANT AUSTRALIAN
STANDARDS AND THE
NATIONAL CONSTRUCTION
CODE OF AUSTRALIA.

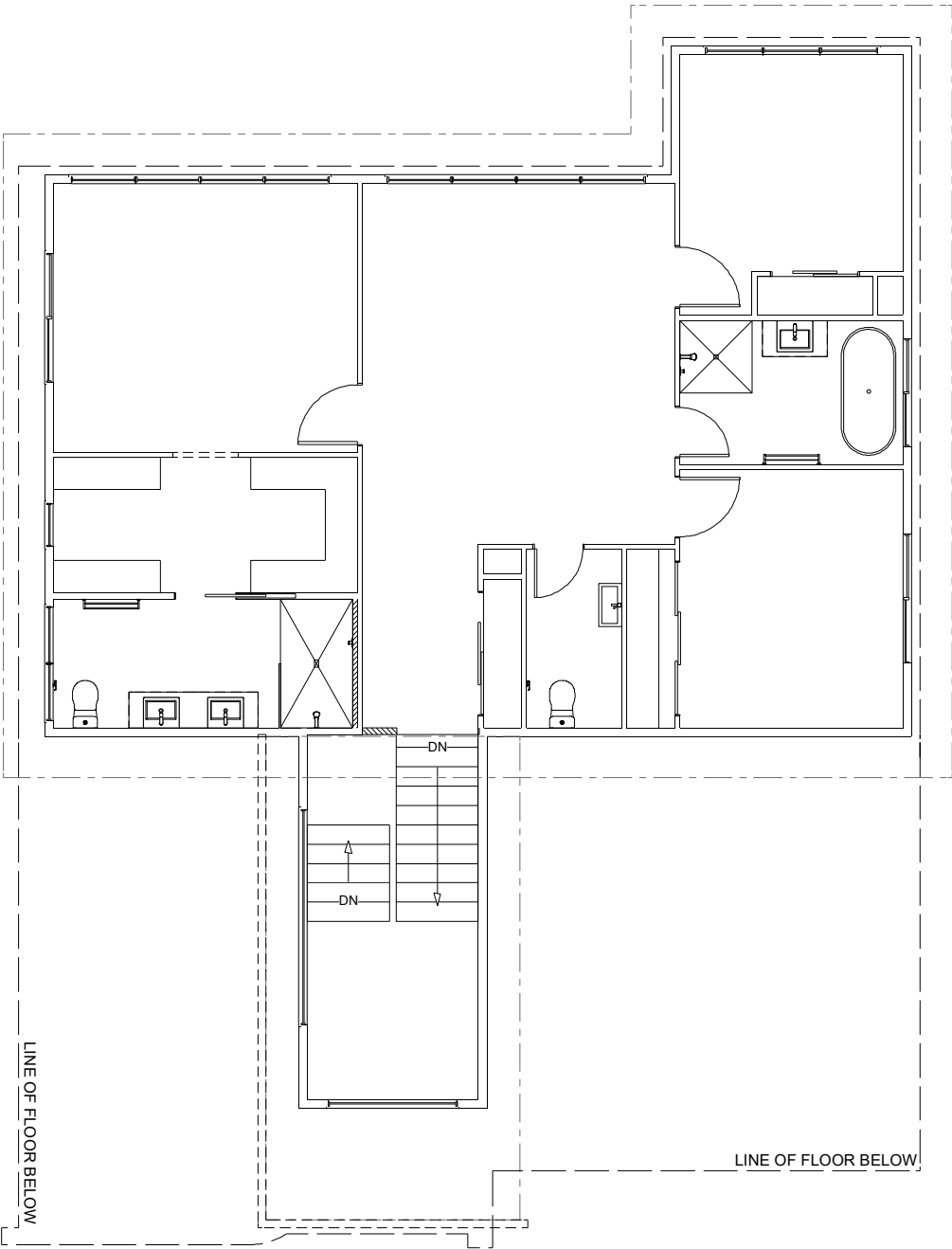
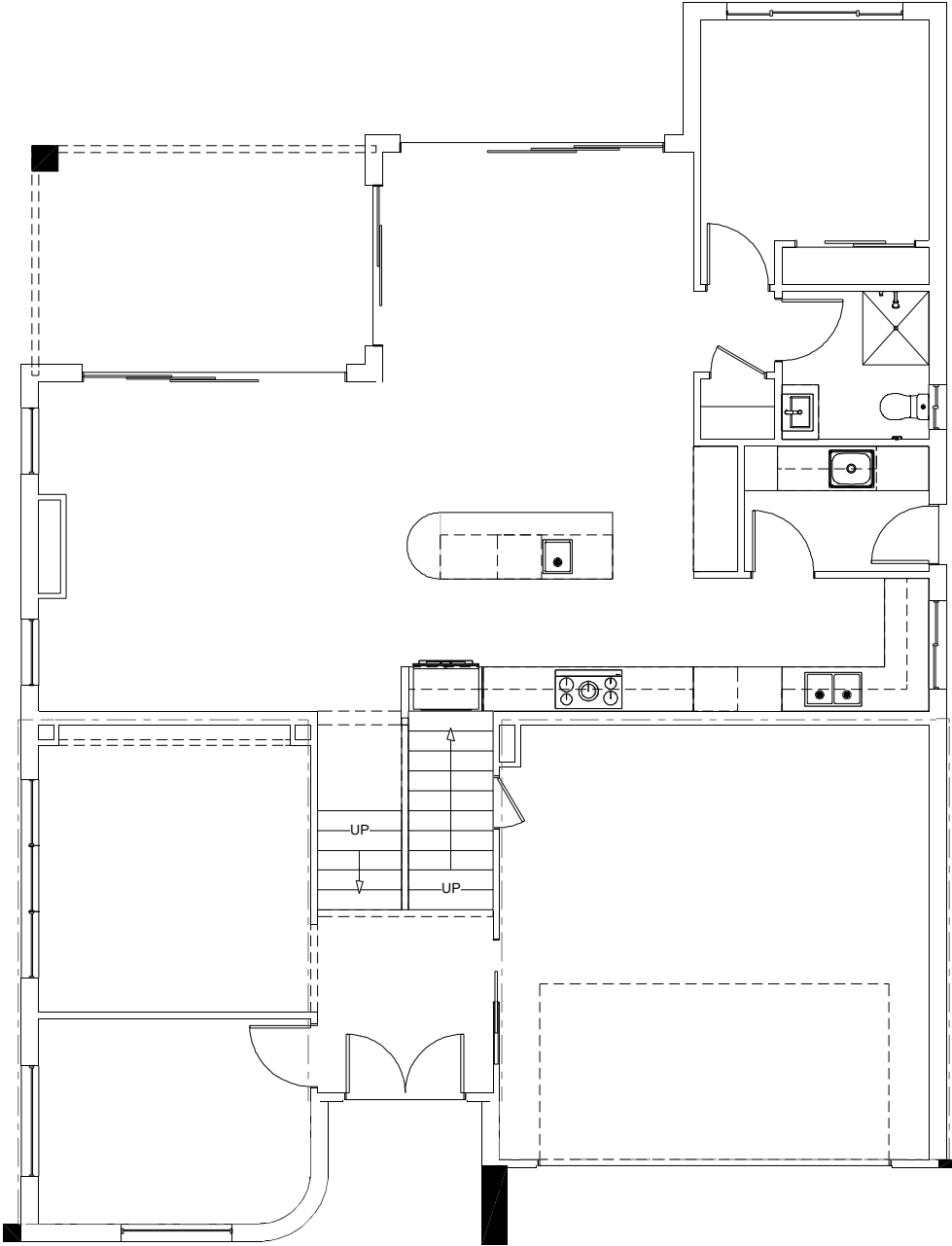
LIGHTING *EEF (denotes energy efficient light fittings)			
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

POWER

	Quad Power Point	-	-
	Single Power Point	-	-
	Double Power Point	-	-
	Double W/Proof Power Point	-	-
	Single W/Proof Power Point	-	-
	T.V. Point	-	-
	Phone Point	-	-
	T.V. Antenna & Booster inc. SGPO	-	-
	Dishwasher Point	-	-
	Rangehood Point	-	-
	Microwave Point	-	-
	Oven Point	-	-
	Cook Top Iso point	-	-

MISCELLANEOUS

	Exhaust Fan	-	-
	Ceiling Fan (stainless steel)	-	-
	Ceiling Fan & Light (white) *EEF	-	-
	Meter Box	-	-
	Hot Water Service	-	-
	Smoke Detectors	-	-
	Dimmer Switch	-	-
	Two Way Switch	-	-
	A/C Condensor Iso Point	-	-



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LAGUNA 302
Palm Springs Streetscape
Split Level Series

CONCEPT	21/02/2025	FLOOR AREAS		TOTAL	302.5 m²
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		GARAGE	36.7 m²	VOID	12.2 m²
		ALFRESCO	14.6 m²		
		PORCH	3.8 m²		
		LF TOTAL	189.5 m²	UF TOTAL	113.0 m²

Min. Lot Width	ELECTRICAL PLAN
15 m - 16 m	Scale 1:100 @A3
Proposed Display Home Lot 202, 3 Dairy Yard Rd Huntley (Forest Reach)	

G.J. Gardner.
HOMES
Wollongong