

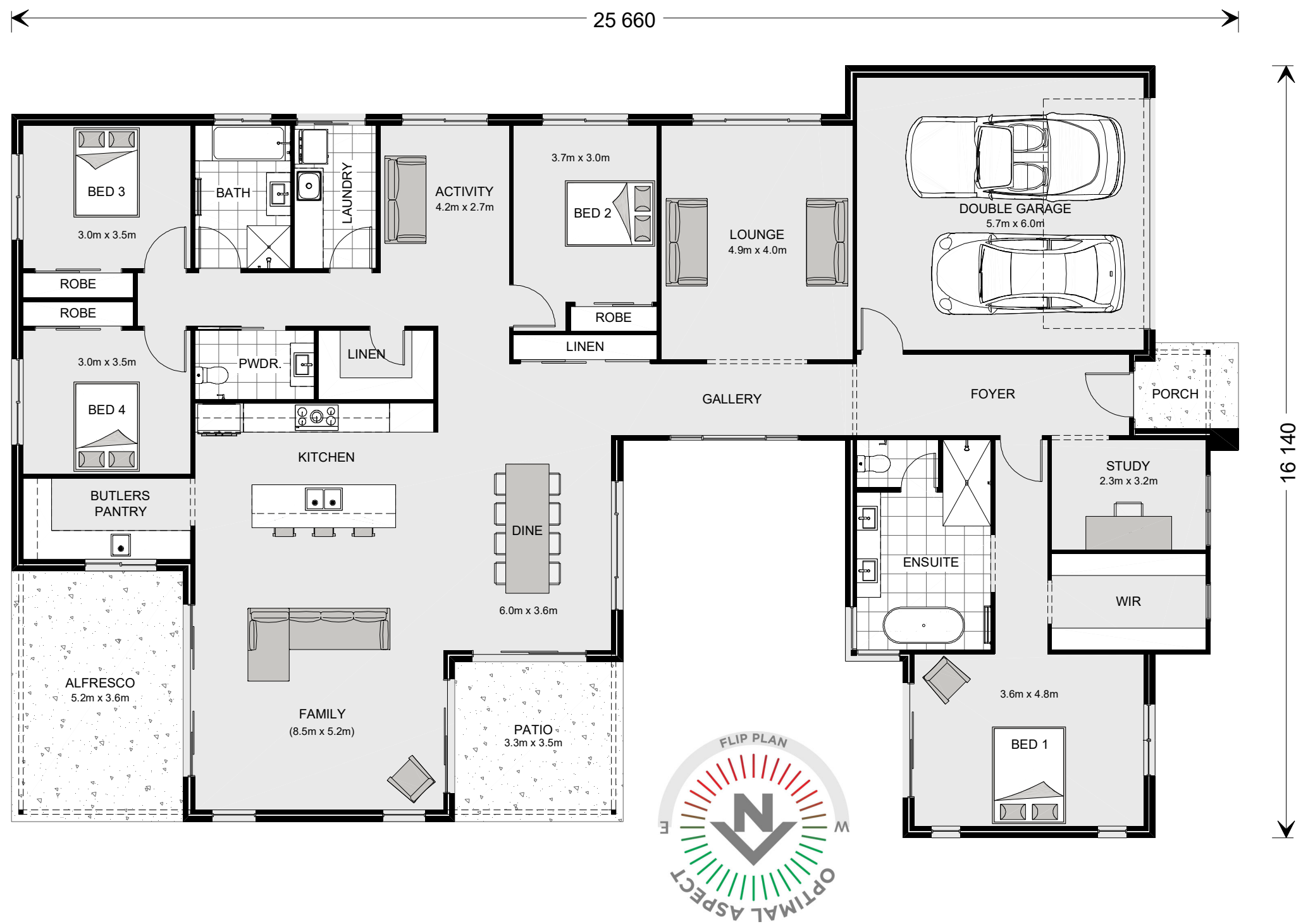


ARTISTS IMPRESSION - for illustrative purposes only

NCC Compatible

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

WATER GALLERY 330 Beach Streetscape	CONCEPT	12/08/2025	TOTAL FLOOR AREA = 330.0 m²		Min. Lot Width	PRESENTATION PLAN	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		LIVING258.3 m² GARAGE37.4 m² ALFRESCO18.8 m² PATIO11.8 m² PORCH3.7 m²		18 m - 20 m	Scale 1:100 @A3	



NCC Compatible

WATER GALLERY 330

Beach Streetscape

Element Series

CONCEPT 12/08/2025

© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 330.0 m²

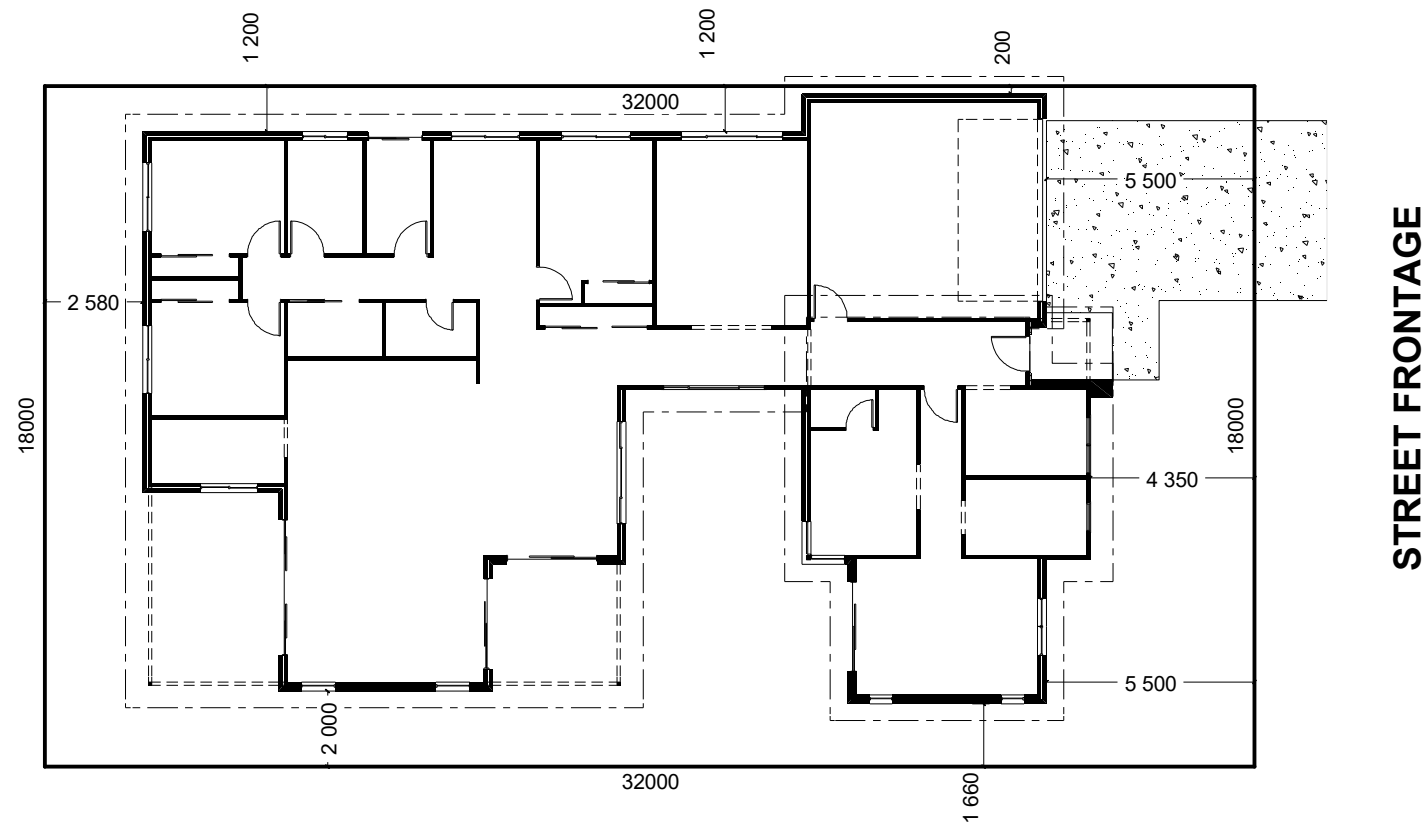
LIVING	258.3 m ²
GARAGE	37.4 m ²
ALFRESCO	18.8 m ²
PATIO	11.8 m ²
PORCH	3.7 m ²

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

Min. Lot Width
18 m - 20 m

PRESENTATION PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES



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.

NCC Compatible

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

WATER GALLERY 330

Beach Streetscape

Element Series

CONCEPT 12/08/2025
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 330.0 m ²	
LIVING	258.3 m ²
GARAGE	37.4 m ²
ALFRESCO	18.8 m ²
PATIO	11.8 m ²
PORCH	3.7 m ²

Min. Lot Width
18 m - 20 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.
HOMES



NCC Compatible

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

WATER GALLERY 330

Beach Streetscape

Element Series

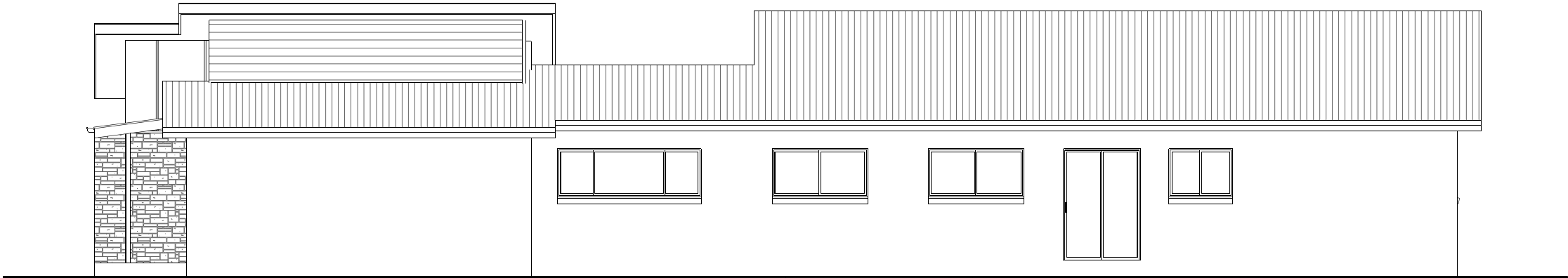
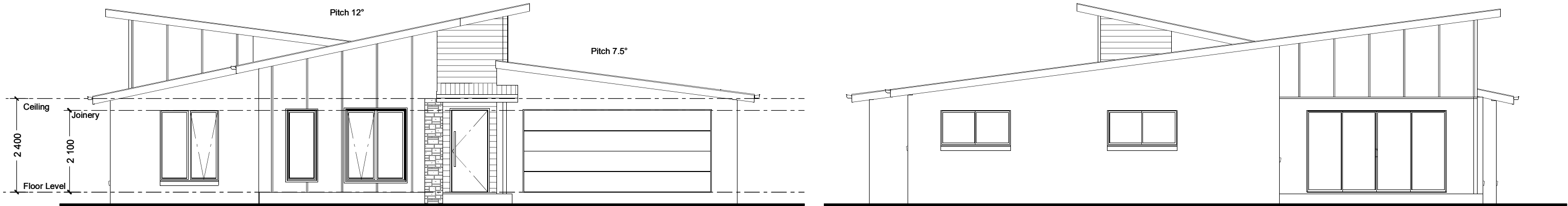
CONCEPT 12/08/2025
© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 330.0 m²	
LIVING	258.3 m²
GARAGE	37.4 m²
ALFRESCO	18.8 m²
PATIO	11.8 m²
PORCH	3.7 m²

Min. Lot Width
18 m - 20 m

FLOOR PLAN
Scale 1:100 @A3

G.J. Gardner.
HOMES



NCC Compatible

WATER GALLERY 330

Beach Streetscape

Element Series

CONCEPT 12/08/2025

© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

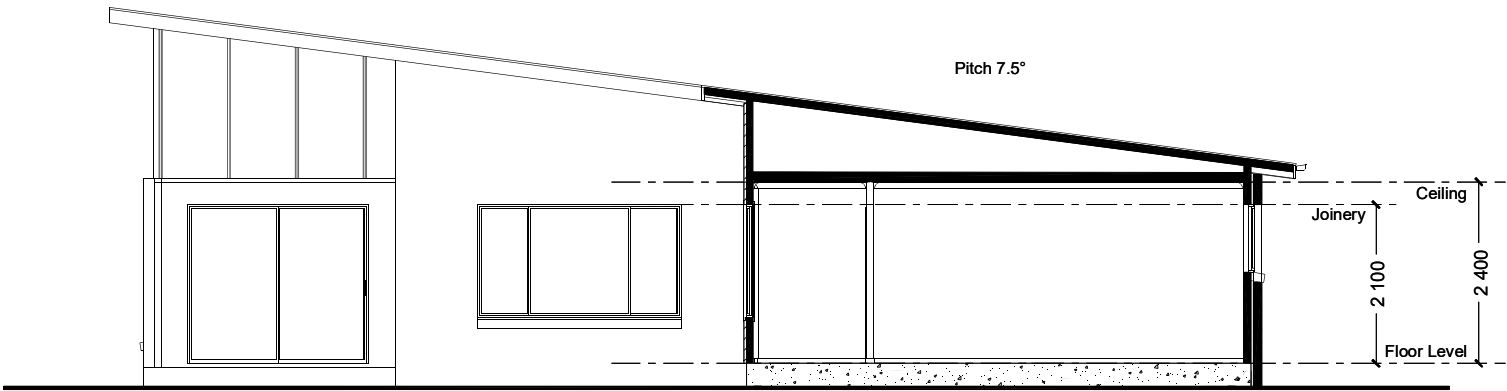
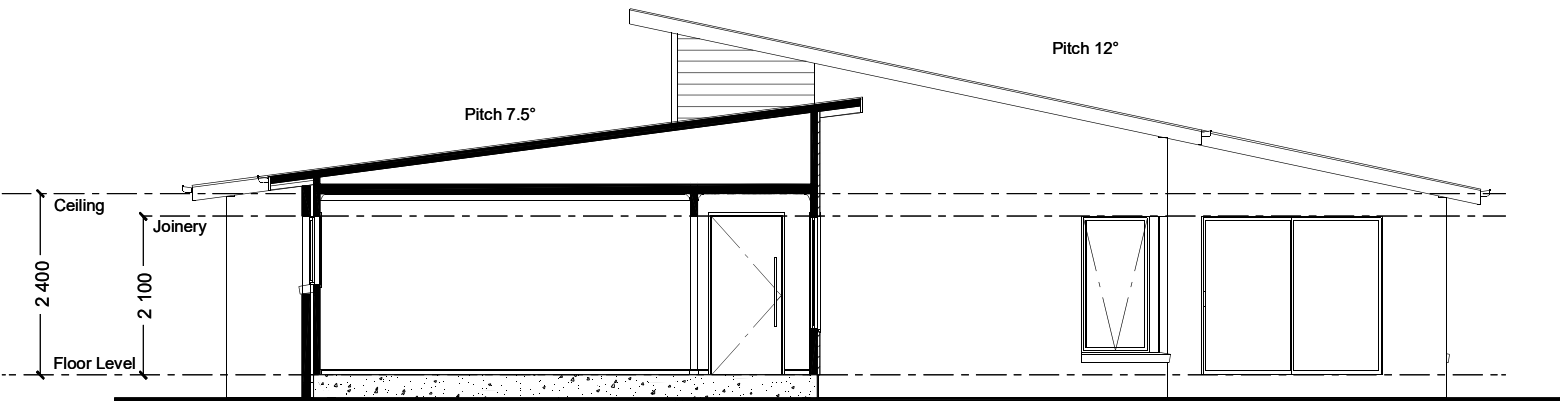
TOTAL FLOOR AREA = 330.0 m ²	
LIVING	258.3 m ²
GARAGE	37.4 m ²
ALFRESCO	18.8 m ²
PATIO	11.8 m ²
PORCH	3.7 m ²

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

Min. Lot Width
18 m - 20 m

ELEVATIONS
Scale 1:100 @A3

G.J. Gardner.
HOMES



NCC Compatible

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

WATER GALLERY 330

Beach Streetscape

Element Series

CONCEPT 12/08/2025

TOTAL FLOOR AREA = 330.0 m²

© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

LIVING	258.3 m ²
GARAGE	37.4 m ²
ALFRESCO	18.8 m ²
PATIO	11.8 m ²
PORCH	3.7 m ²

Min. Lot Width
18 m - 20 m

SECTIONS
Scale 1:100 @A3

G.J. Gardner.
HOMES

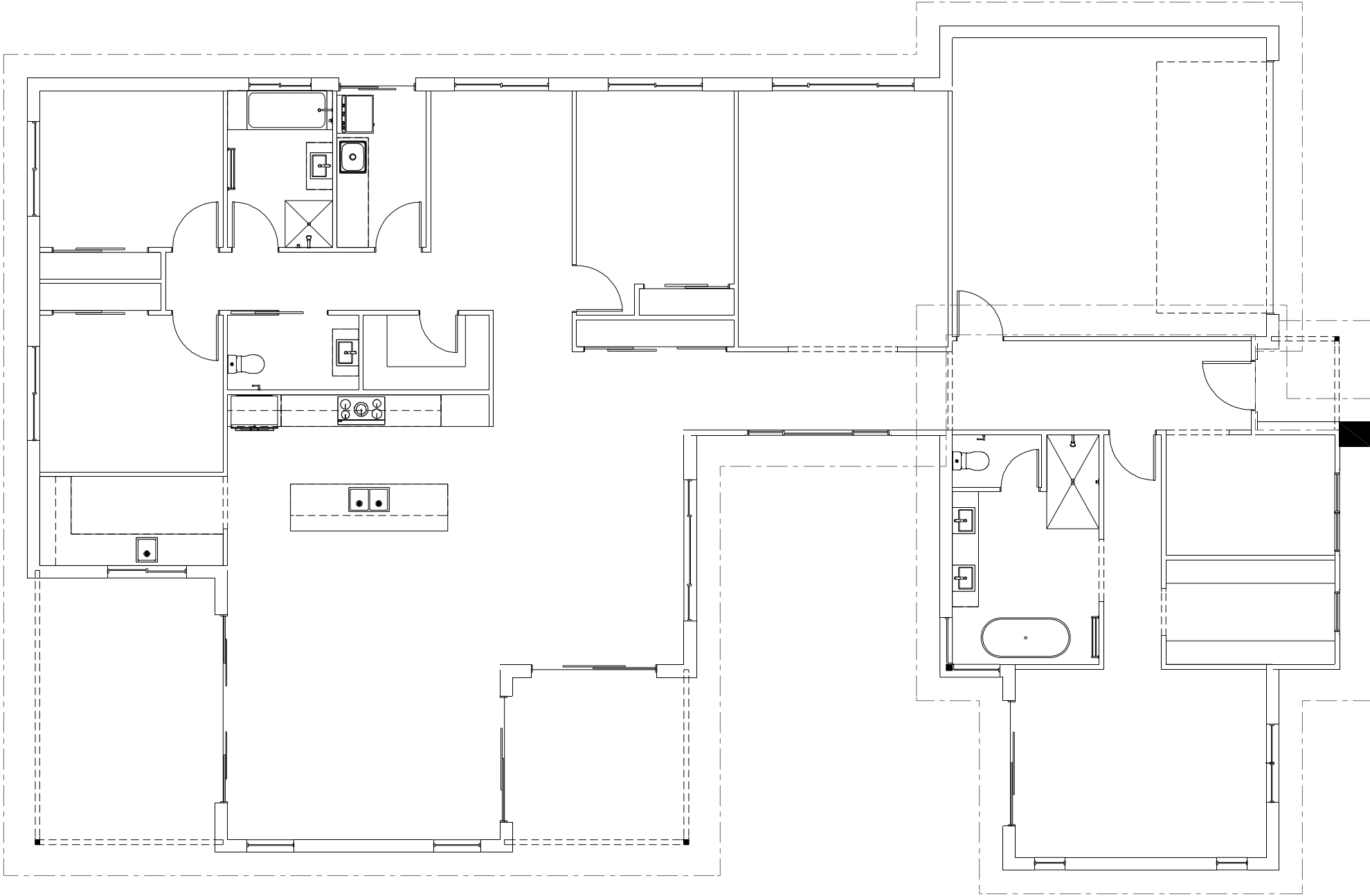
ELECTRICAL LEGEND

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	-	-
	Data / 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	-	-
	NBN Box	-	-
	Hot Water Service	-	-
	Smoke Detectors	-	-
	Dimmer Switch	-	-
	Two Way Switch	-	-
	A/C Condensor Iso Point	-	-



NCC Compatible

WATER GALLERY 330

Beach Streetscape

Element Series

CONCEPT 12/08/2025

© Copyright Archiman Pty Ltd
exclusive to
G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 330.0 m²	
LIVING	258.3 m²
GARAGE	37.4 m²
ALFRESCO	18.8 m²
PATIO	11.8 m²
PORCH	3.7 m²

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

Min. Lot Width
18 m - 20 m

ELECTRICAL PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES