



23 350



ARTISTS IMPRESSION - for illustrative purposes only
(Water Gallery 330 Classic Facade)



NCC Compatible ← 14 300 →

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

WATER GALLERY 268
Classic Streetscape
Element Series

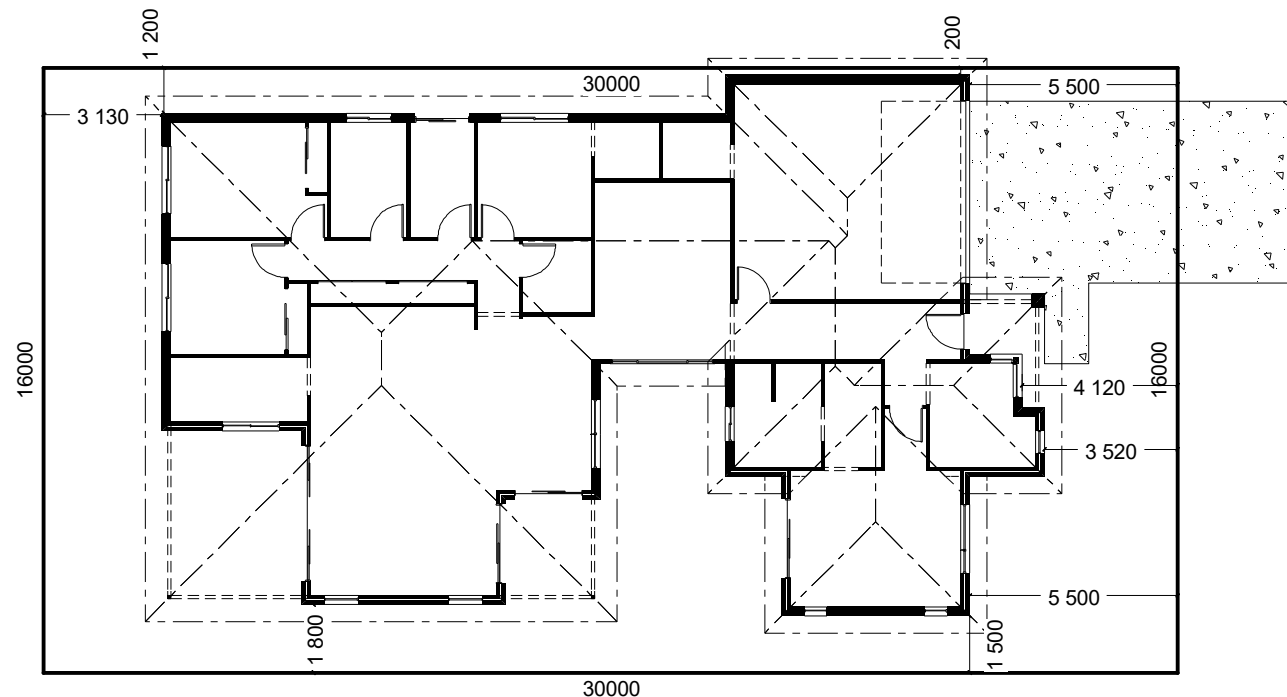
CONCEPT 29/09/2025
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G.J. Gardner Homes
Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 269.2 m ²	
LIVING	204.0 m ²
GARAGE	37.3 m ²
ALFRESCO	16.9 m ²
PATIO	7.0 m ²
PORCH	4.0 m ²

Min. Lot Width
16 m - 18 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.

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WATER GALLERY 268

Classic Streetscape

Element Series

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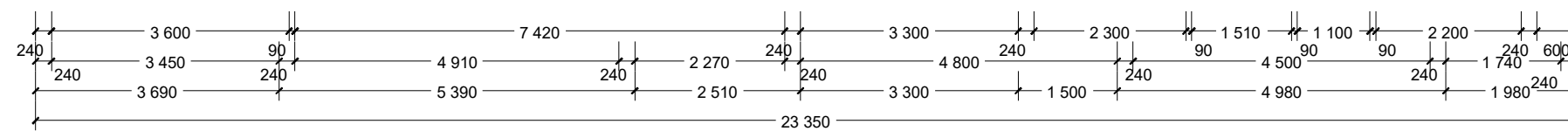
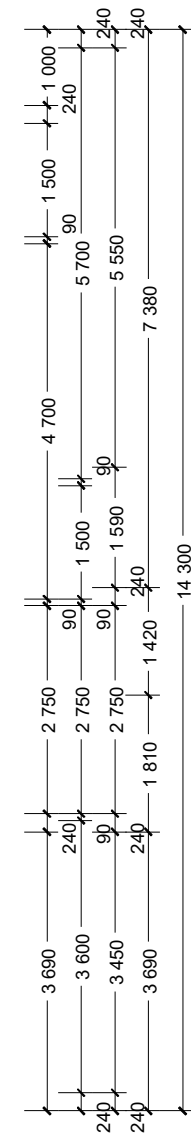
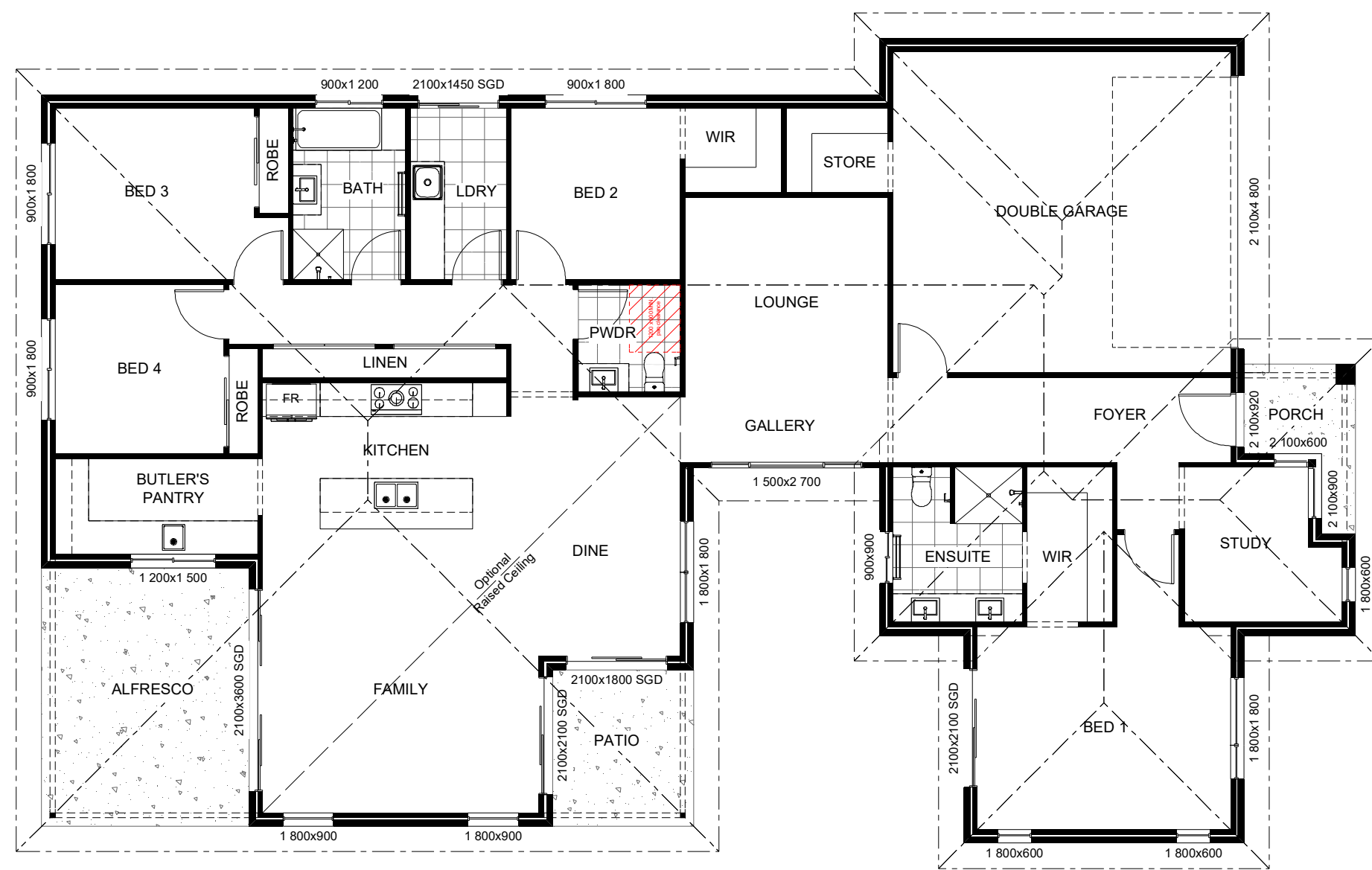
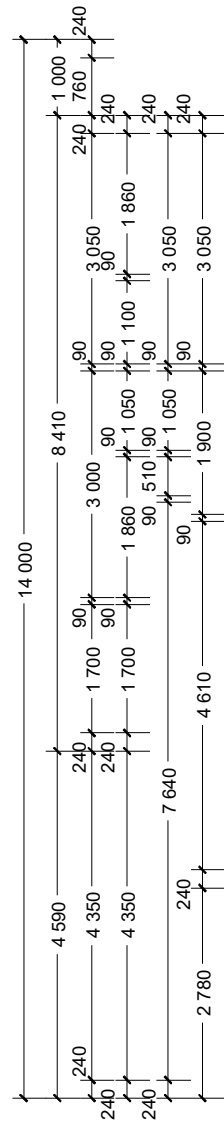
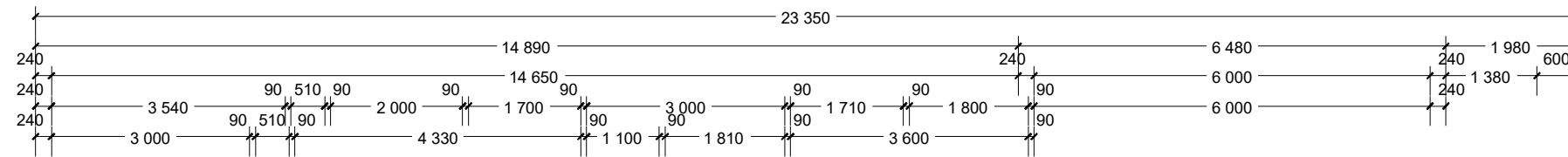
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SITE PLAN
Scale 1:200 @A3

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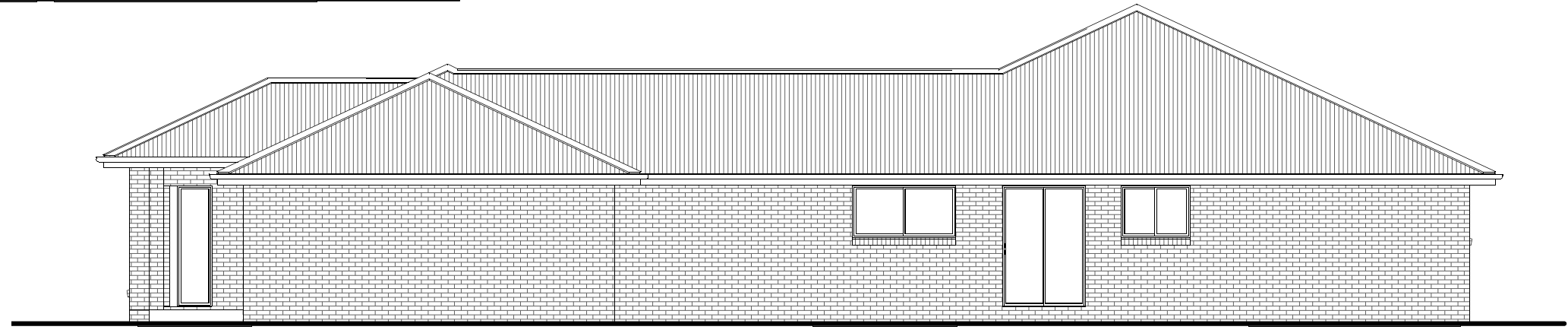
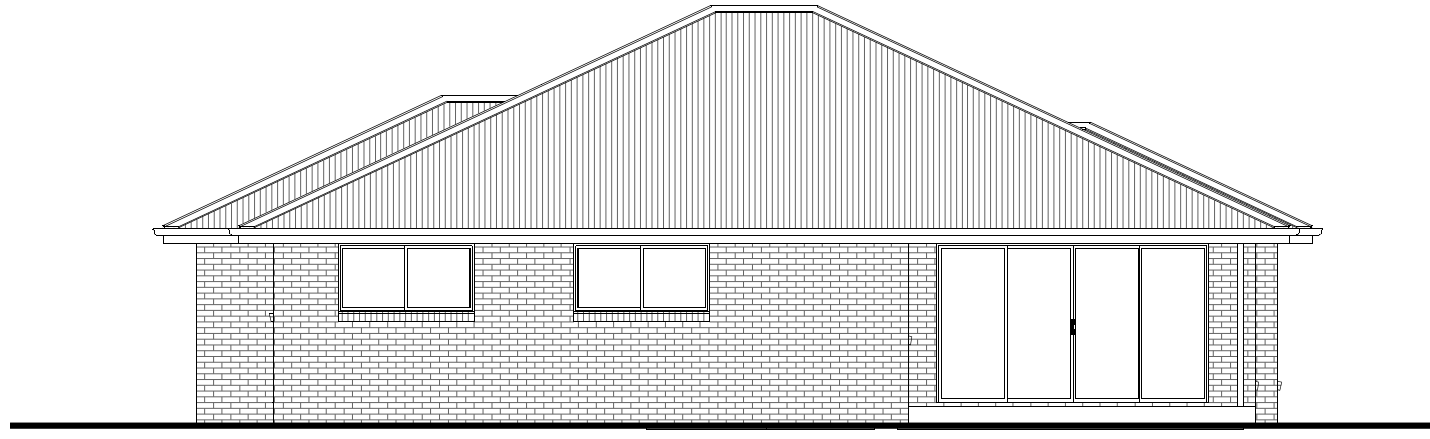
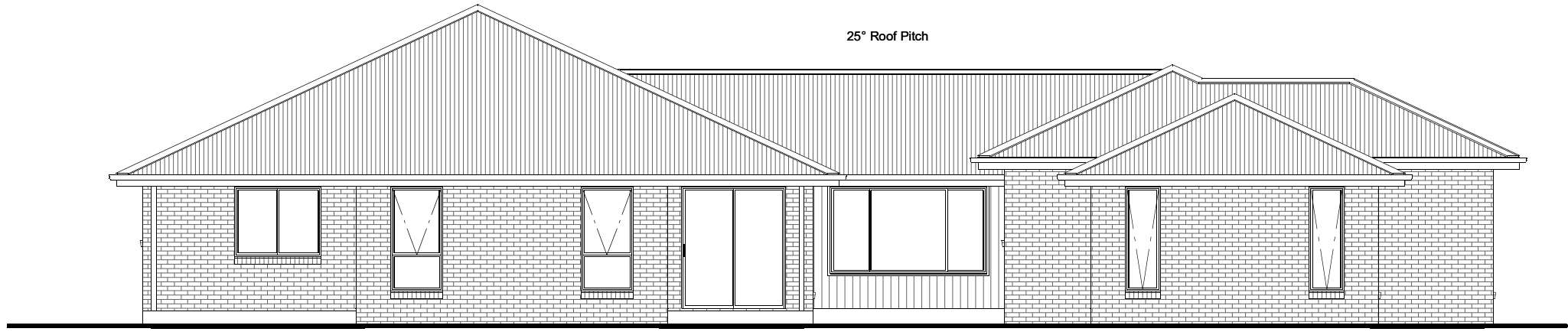
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FLOOR PLAN
Scale 1:100 @A3

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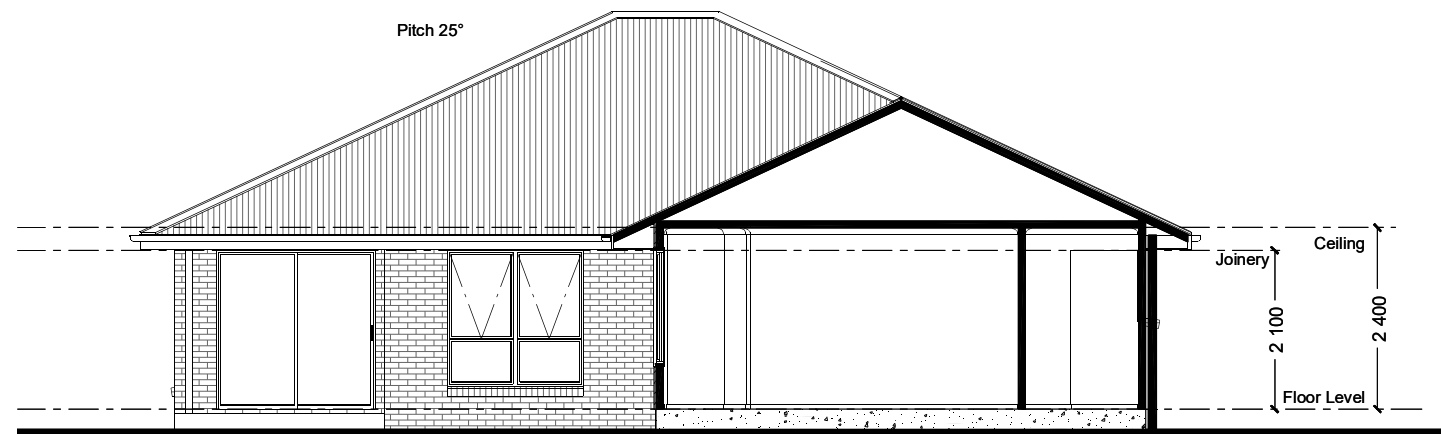
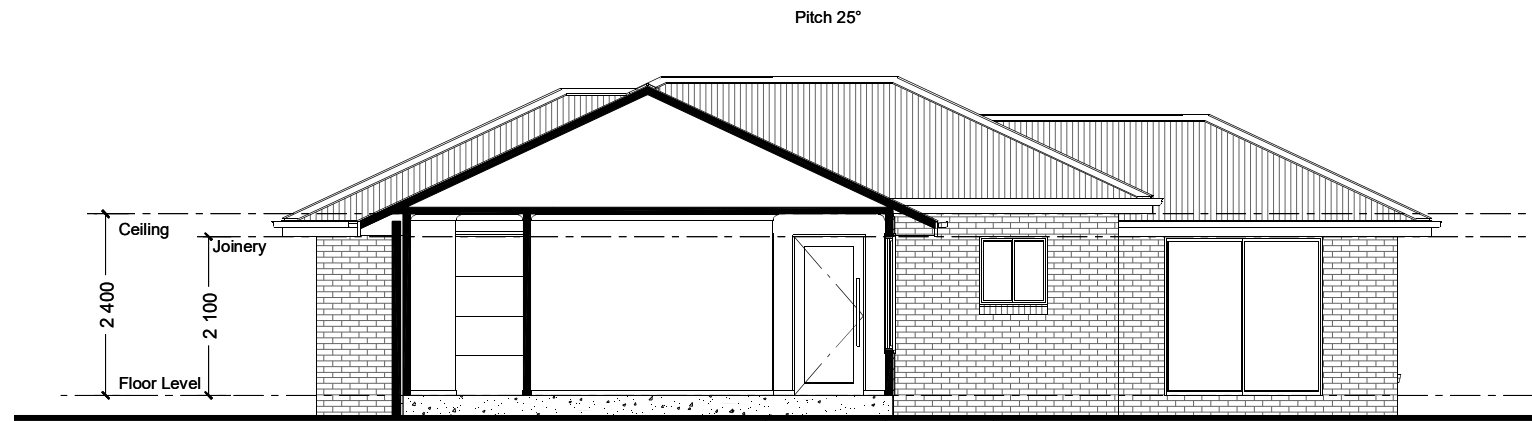
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ELEVATIONS
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SECTIONS
Scale 1:100 @A3

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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)

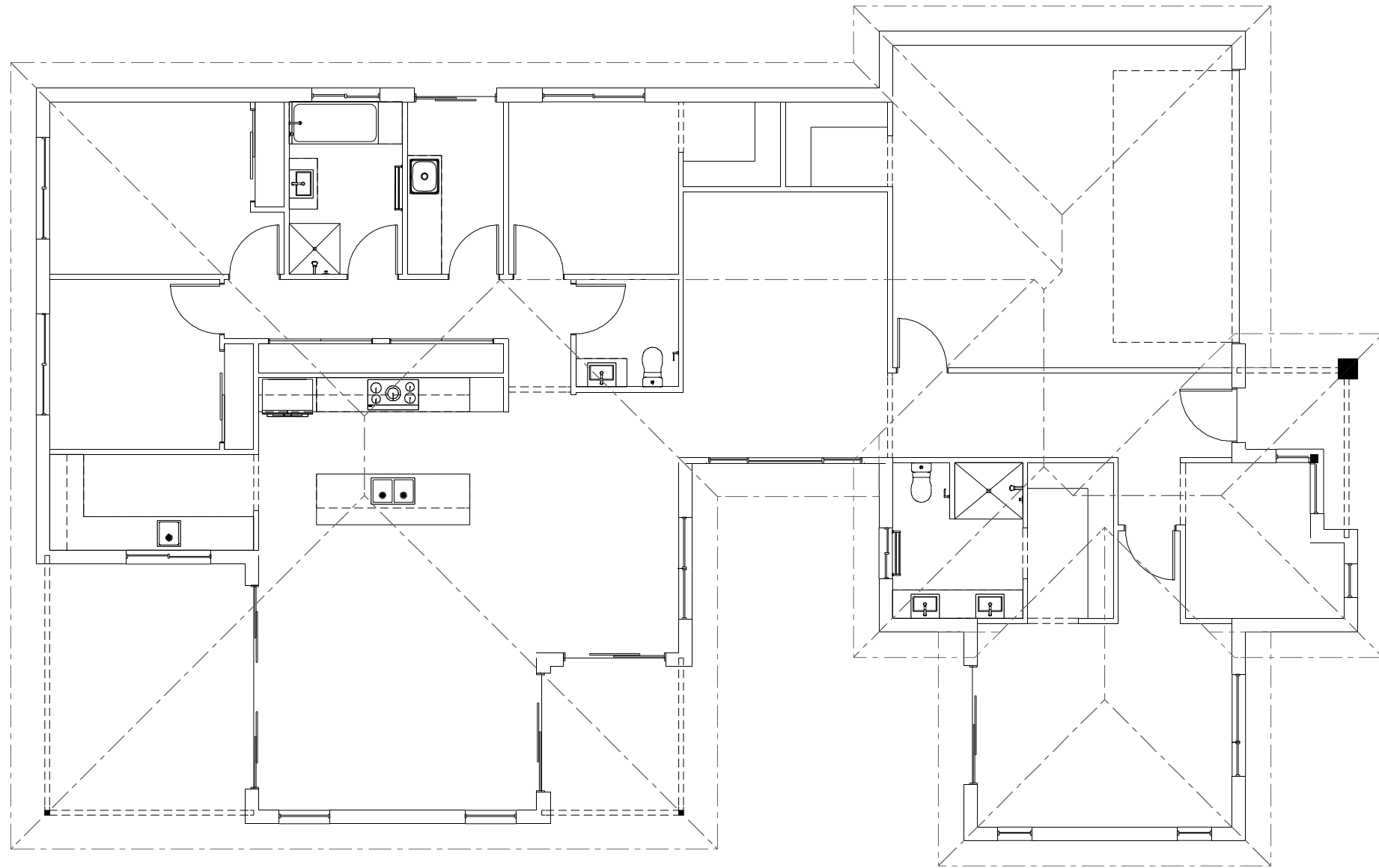
Symbol	Description	Spec.	Extra
○	Ceiling Light *EEF	-	-
●	Down Light *EEF	-	-
⌈1800⌋	Wall Light *EEF approx height	-	-
⌈x x⌋	Pendant / Track Light *EEF	-	-
○○○	IXL Tastic (or similar)	-	-
▬	Batten Fluro Light *EEF	-	-
⊕	Round Fluro Light *EEF	-	-
⬆	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

POWER

4 XXXX	Quad Power Point	-	-
1 X	Single Power Point	-	-
2 XX	Double Power Point	-	-
W/P 2 XX	Double W/Proof Power Point	-	-
W/P 1 X	Single W/Proof Power Point	-	-
T.V	T.V. Point	-	-
D	Data / Phone Point	-	-
⊕	T.V Antenna & Booster inc. SGPO	-	-
D.W	Dishwasher Point	-	-
R.H	Rangehood Point	-	-
M.W	Microwave Point	-	-
O.V	Oven Point	-	-
C.T	Cook Top Iso point	-	-

MISCELLANEOUS

E	Exhaust Fan	-	-
⊕	Ceiling Fan (stainless steel)	-	-
⊕	Ceiling Fan & Light (white) *EEF	-	-
▬	Meter Box	-	-
NBN	NBN Box	-	-
HWS	Hot Water Service	-	-
SA	Smoke Detectors	-	-
ds	Dimmer Switch	-	-
2 way	Two Way Switch	-	-
AC	A/C Condensor Iso Point	-	-



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