



22 960

12 600



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

**NCC Compatible**

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

# WATER GALLERY 244

Resort 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

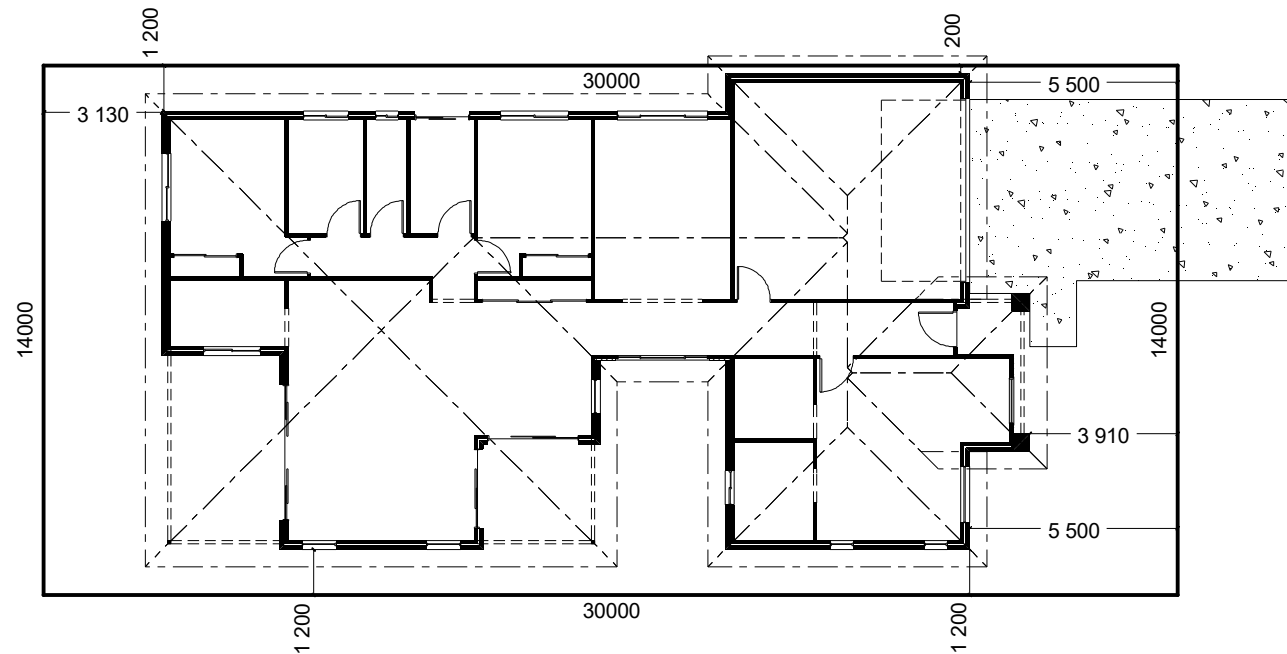
TOTAL FLOOR AREA = 244.4 m<sup>2</sup>

LIVING	178.5 m <sup>2</sup>
GARAGE	37.6 m <sup>2</sup>
ALFRESCO	15.9 m <sup>2</sup>
PATIO	8.6 m <sup>2</sup>
PORCH	3.8 m <sup>2</sup>

Min. Lot Width  
14 m - 16 m

PRESENTATION PLAN  
Scale 1:100 @A3

**G.J. Gardner.**  
HOMES



STREET FRONTAGE

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 244

Resort 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 = 244.4 m<sup>2</sup>

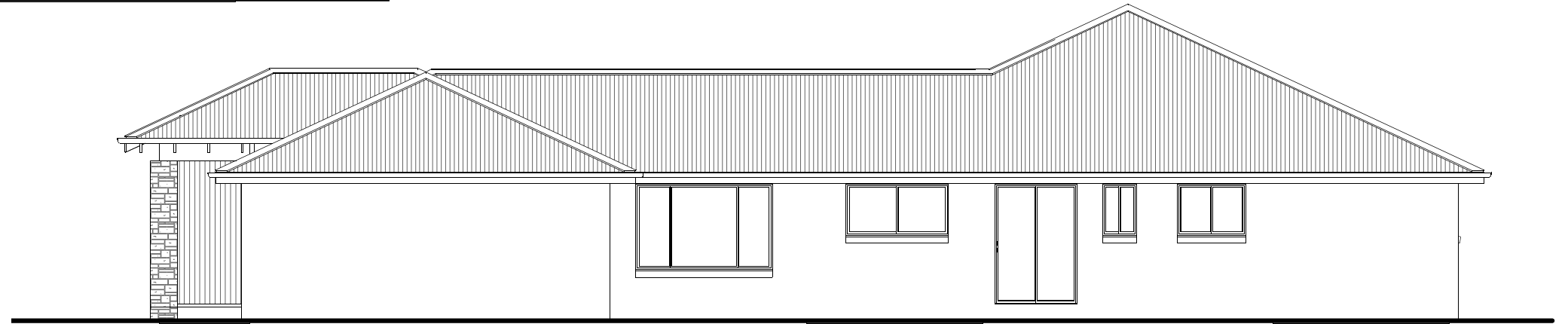
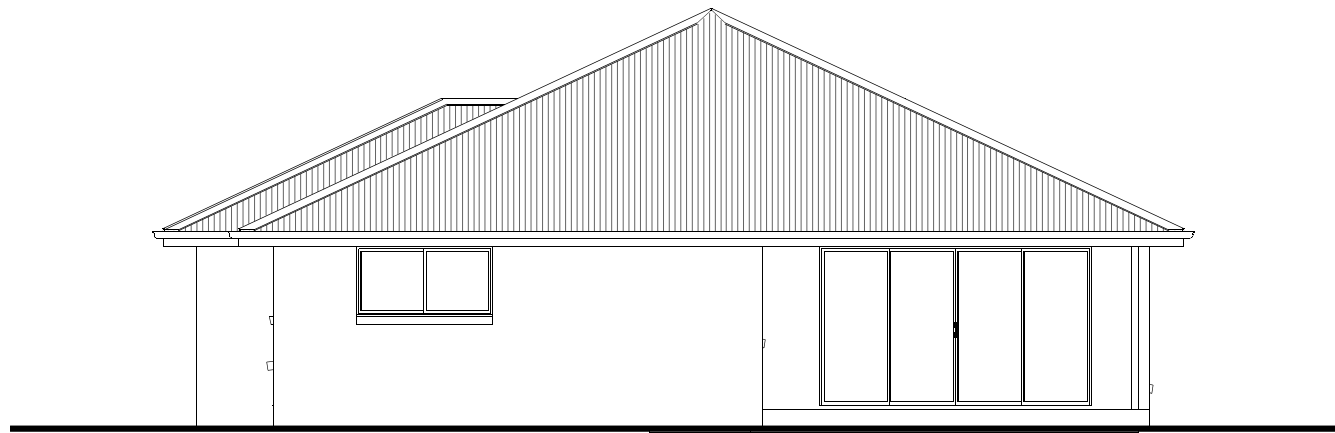
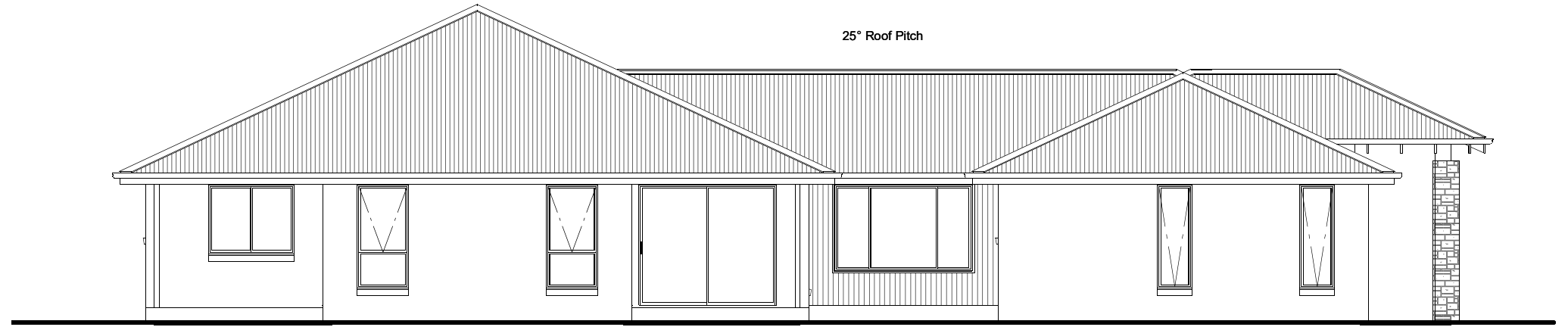
LIVING	178.5 m <sup>2</sup>
GARAGE	37.6 m <sup>2</sup>
ALFRESCO	15.9 m <sup>2</sup>
PATIO	8.6 m <sup>2</sup>
PORCH	3.8 m <sup>2</sup>

Min. Lot Width  
14 m - 16 m

SITE PLAN  
Scale 1:200 @A3

**G.J. Gardner.**  
HOMES





**NCC Compatible**

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

# WATER GALLERY 244

Resort Streetscape

**Element Series**

CONCEPT 12/08/2025

TOTAL FLOOR AREA = 244.4 m<sup>2</sup>

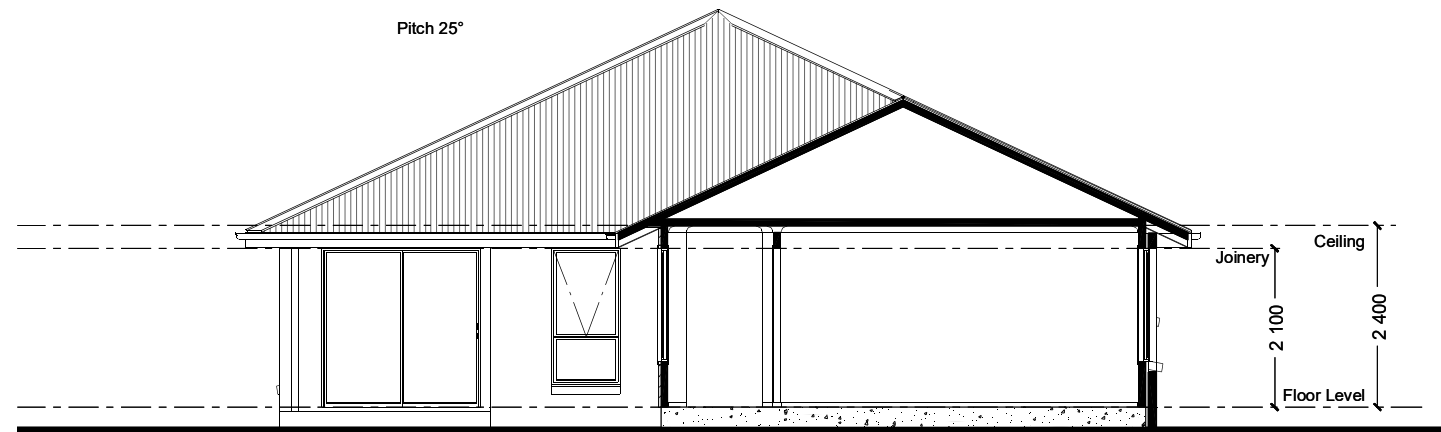
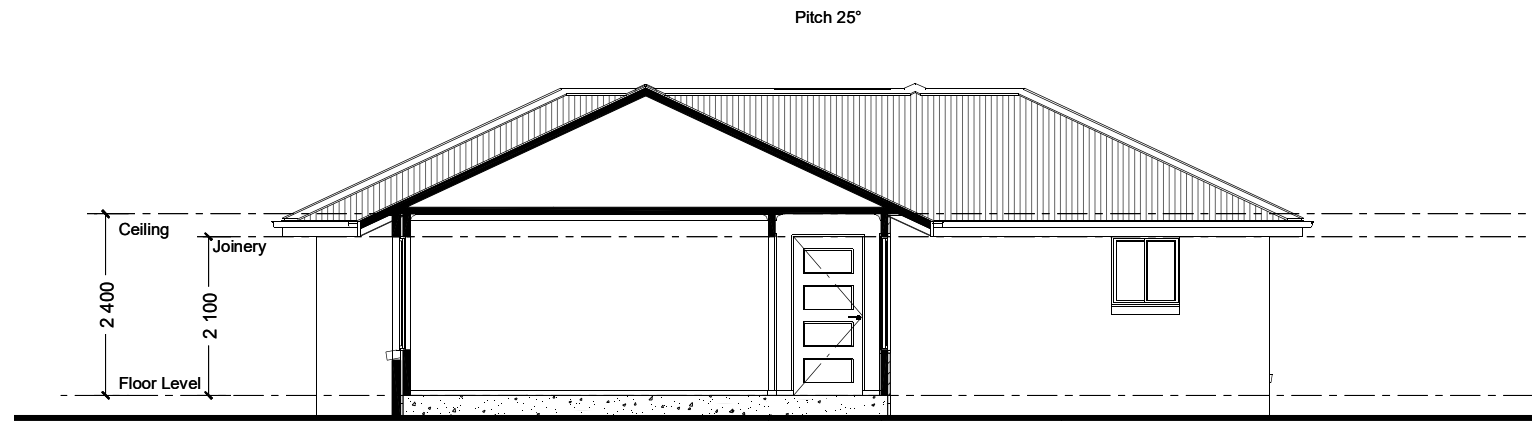
© Copyright Archiman Pty Ltd  
exclusive to  
G.J. Gardner Homes  
Concept plans only,  
final working drawings may vary

LIVING	178.5 m <sup>2</sup>
GARAGE	37.6 m <sup>2</sup>
ALFRESCO	15.9 m <sup>2</sup>
PATIO	8.6 m <sup>2</sup>
PORCH	3.8 m <sup>2</sup>

Min. Lot Width  
14 m - 16 m

ELEVATIONS  
Scale 1:100 @A3

**G.J. Gardner.**  
HOMES



**NCC Compatible**

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

# WATER GALLERY 244

Resort Streetscape

**Element Series**

CONCEPT 12/08/2025

TOTAL FLOOR AREA = 244.4 m<sup>2</sup>

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

LIVING	178.5 m <sup>2</sup>
GARAGE	37.6 m <sup>2</sup>
ALFRESCO	15.9 m <sup>2</sup>
PATIO	8.6 m <sup>2</sup>
PORCH	3.8 m <sup>2</sup>

Min. Lot Width  
14 m - 16 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)

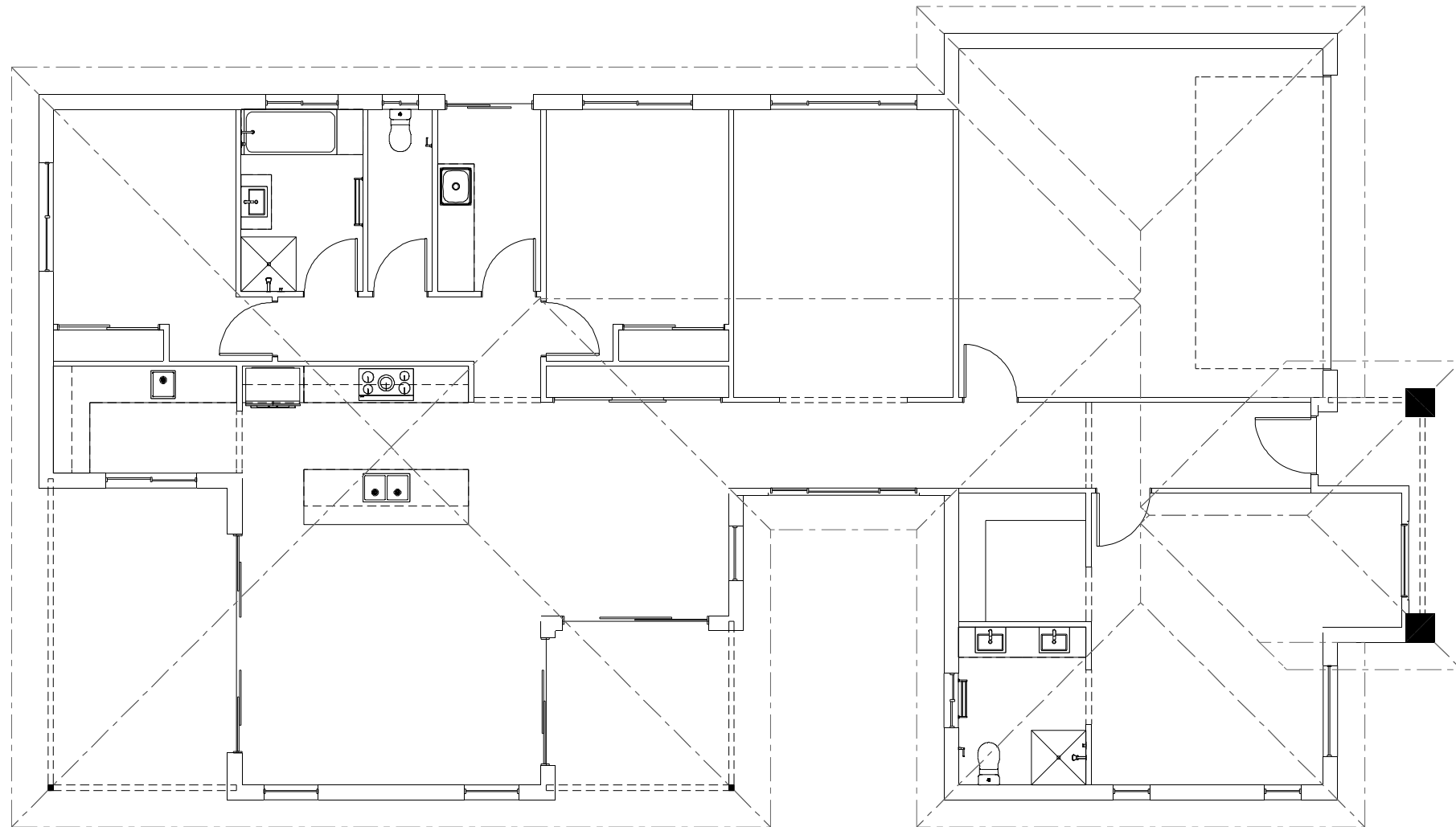
Symbol	Description	Spec.	Extra
○	Ceiling Light *EEF	-	-
●	Down Light *EEF	-	-
⌈1800⌋	Wall Light *EEF approx height	-	-
⊠	Pendant / Track Light *EEF	-	-
⊞	IXL Tastic (or similar)	-	-
▬	Batten Fluro Light *EEF	-	-
⊕	Round Fluro Light *EEF	-	-
⬆	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

### POWER

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	-	-



**NCC Compatible**

# WATER GALLERY 244

Resort 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 = 244.4 m<sup>2</sup>

LIVING	178.5 m <sup>2</sup>
GARAGE	37.6 m <sup>2</sup>
ALFRESCO	15.9 m <sup>2</sup>
PATIO	8.6 m <sup>2</sup>
PORCH	3.8 m <sup>2</sup>

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

Min. Lot Width  
14 m - 16 m

**ELECTRICAL PLAN**  
Scale 1:100 @A3

**G.J. Gardner.**  
**HOMES**