



ARTISTS IMPRESSION - for illustrative purposes only  
 DISPLAY HOME - HAMPTONS FACADE

**NCC Compatible**

These plans have been prepared by Archiman Pty Ltd. for exclusive use as a display home for G.J Gardner homes only.

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

**WATER GALLERY 287**  
 Hamptons Streetscape Flip Front  
**Element Series**

CONCEPT 3/07/2025  
 © Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes  
 Concept plans only, final working drawings may vary

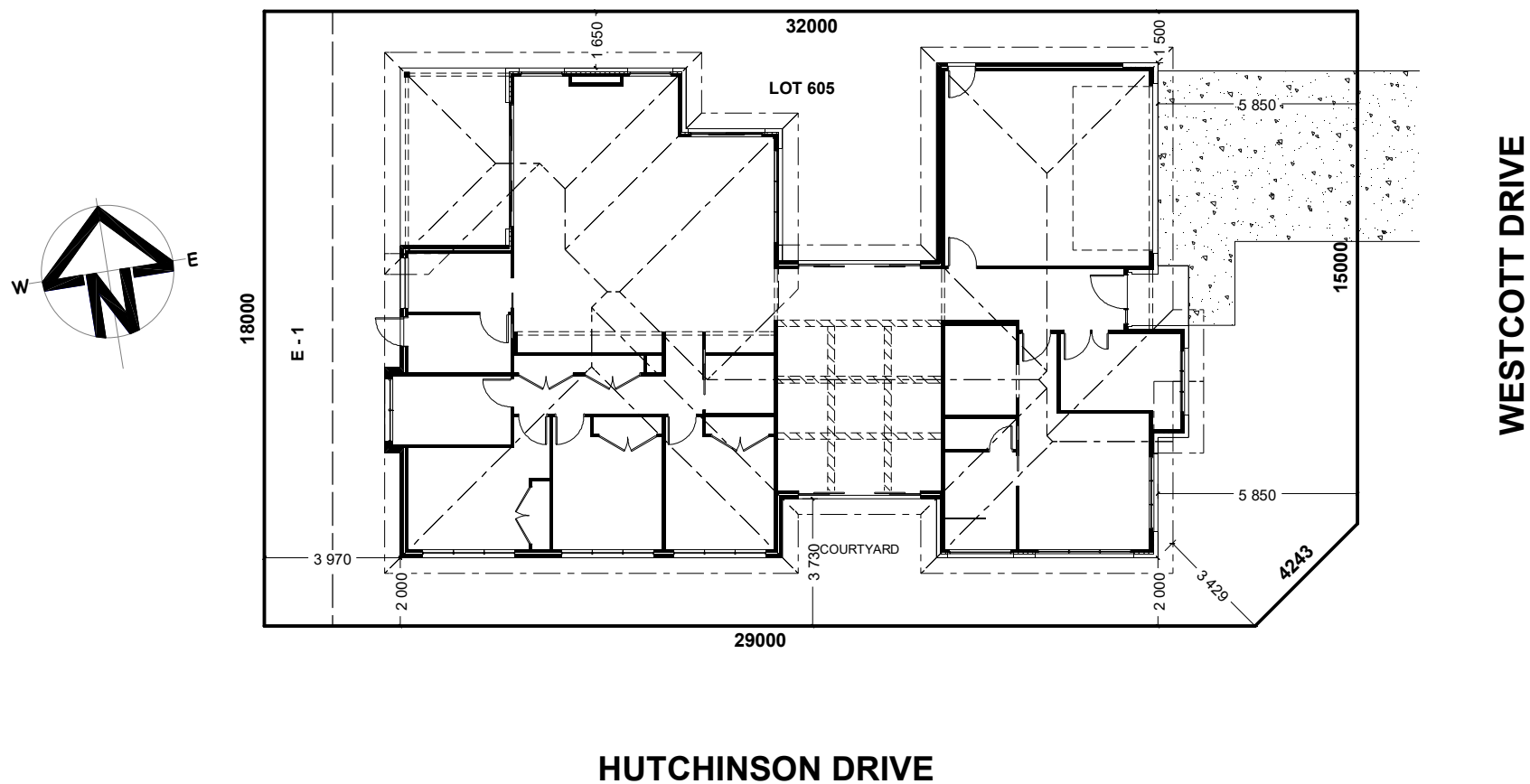
| FLOOR AREAS | TOTAL                | 286.7 m <sup>2</sup> |
|-------------|----------------------|----------------------|
| LIVING      | 229.2 m <sup>2</sup> |                      |
| GARAGE      | 38.7 m <sup>2</sup>  |                      |
| ALFRESCO    | 16.1 m <sup>2</sup>  |                      |
| PORCH       | 2.7 m <sup>2</sup>   |                      |

Min. Lot Width  
16 m - 18 m

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

Proposed Display Home  
 Lot 605 Westcott Drive  
 "Lucas Estate" Ballarat

**G.J. Gardner.**  
 Ballarat **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**

These plans have been prepared by Archiman Pty Ltd. for exclusive use as a display home for G.J Gardner homes only.

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

# WATER GALLERY 287

Hamptons Streetscape Flip Front

**Element Series**

CONCEPT 3/07/2025

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

FLOOR AREAS TOTAL 286.7 m<sup>2</sup>

|          |                      |
|----------|----------------------|
| LIVING   | 229.2 m <sup>2</sup> |
| GARAGE   | 38.7 m <sup>2</sup>  |
| ALFRESCO | 16.1 m <sup>2</sup>  |
| PORCH    | 2.7 m <sup>2</sup>   |

Min. Lot Width  
16 m - 18 m

SITE PLAN  
Scale 1:200 @A3

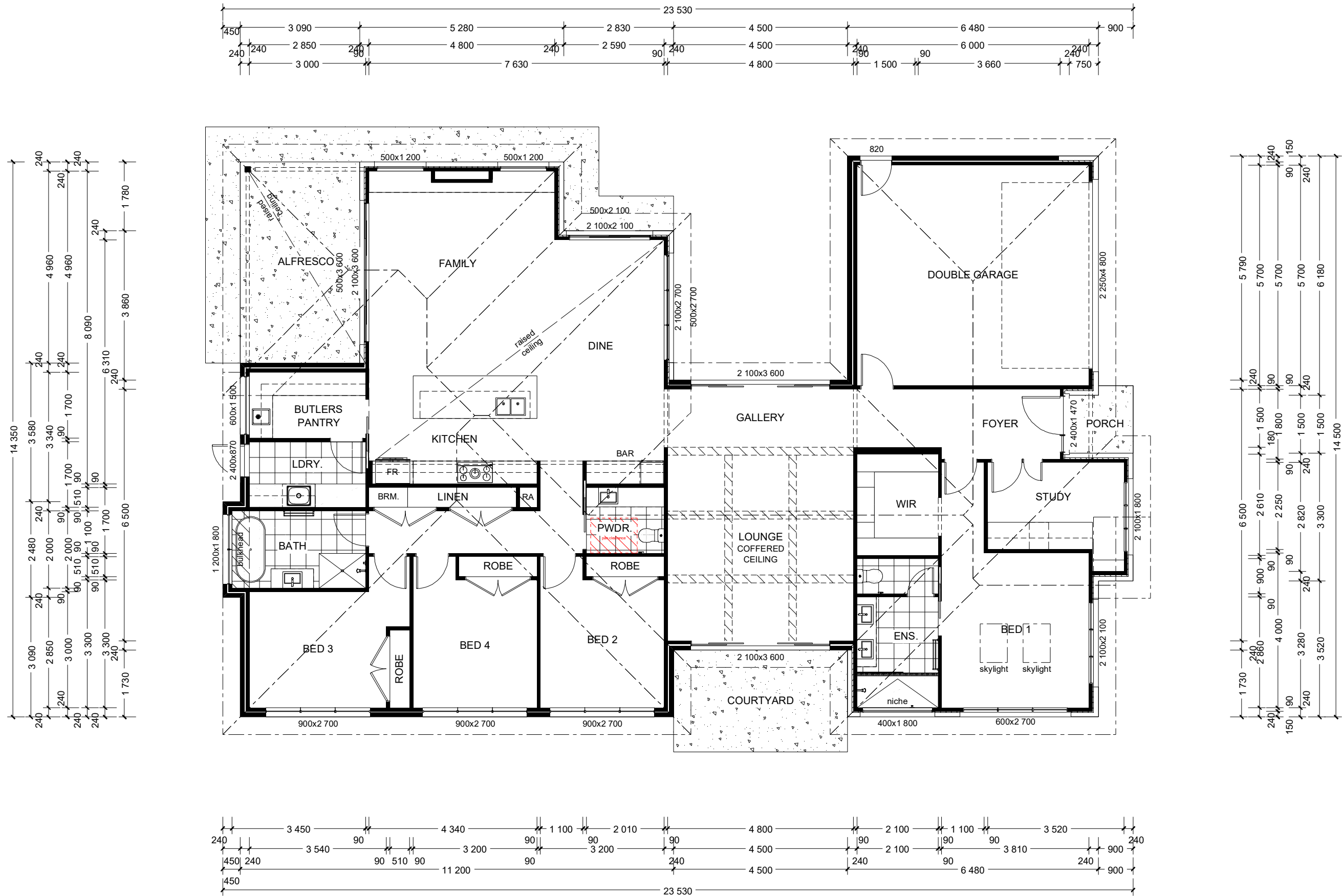
Proposed Display Home

Lot 605 Westcott Drive  
"Lucas Estate" Ballarat

# G.J. Gardner.

Ballarat

**HOMES**



**NCC Compatible**

These plans have been prepared by Archiman Pty Ltd. for exclusive use as a display home for G.J Gardner homes only.

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

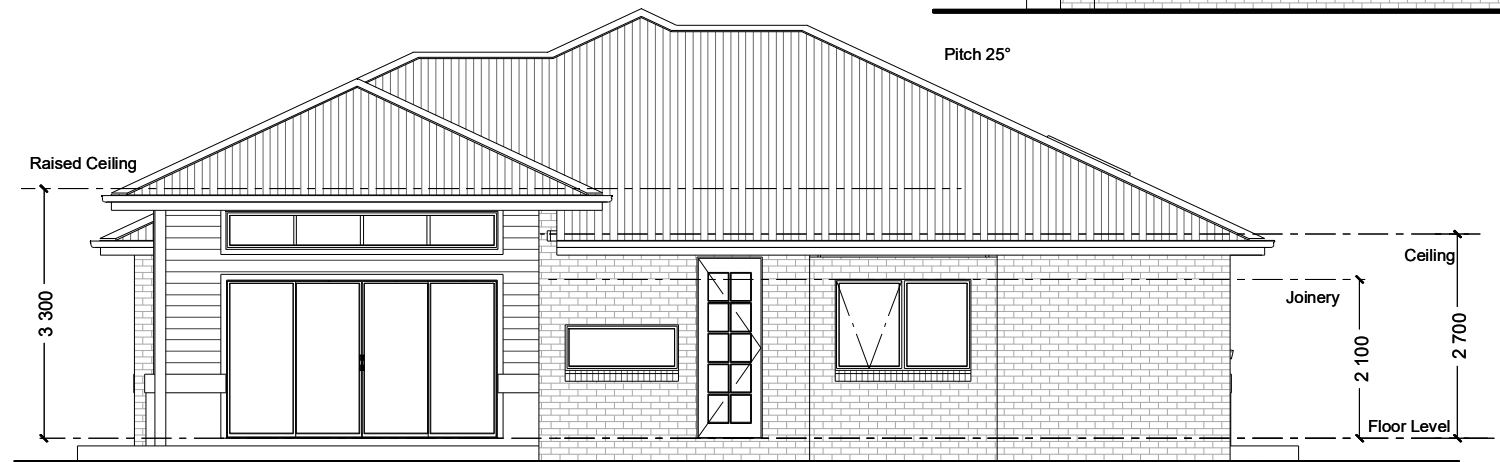
**WATER GALLERY 287**  
 Hamptons Streetscape Flip Front  
**Element Series**

CONCEPT 3/07/2025  
 © Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes  
 Concept plans only, final working drawings may vary

| FLOOR AREAS | TOTAL                |
|-------------|----------------------|
| LIVING      | 229.2 m <sup>2</sup> |
| GARAGE      | 38.7 m <sup>2</sup>  |
| ALFRESCO    | 16.1 m <sup>2</sup>  |
| PORCH       | 2.7 m <sup>2</sup>   |

Min. Lot Width 16 m - 18 m  
**FLOOR PLAN**  
 Scale 1:100 @A3  
 Proposed Display Home  
 Lot 605 Westcott Drive  
 "Lucas Estate" Ballarat

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



**NCC Compatible**

These plans have been prepared by Archiman Pty Ltd. for exclusive use as a display home for G.J Gardner homes only.

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

# WATER GALLERY 287

Hamptons Streetscape Flip Front

**Element Series**

CONCEPT 3/07/2025

FLOOR AREAS TOTAL 286.7 m<sup>2</sup>

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

|          |                      |
|----------|----------------------|
| LIVING   | 229.2 m <sup>2</sup> |
| GARAGE   | 38.7 m <sup>2</sup>  |
| ALFRESCO | 16.1 m <sup>2</sup>  |
| PORCH    | 2.7 m <sup>2</sup>   |

Min. Lot Width  
16 m - 18 m

ELEVATIONS  
Scale 1:100 @A3

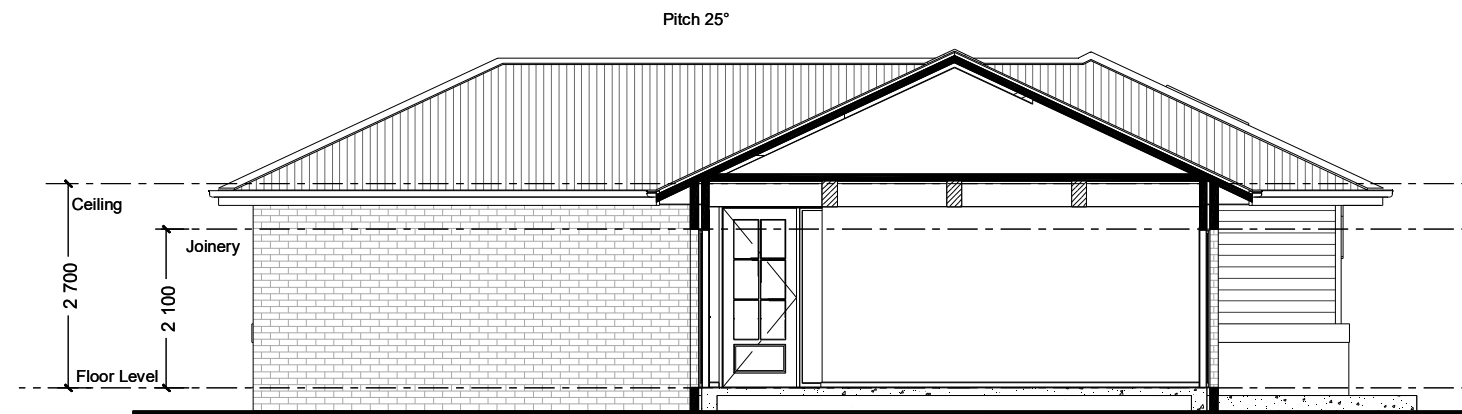
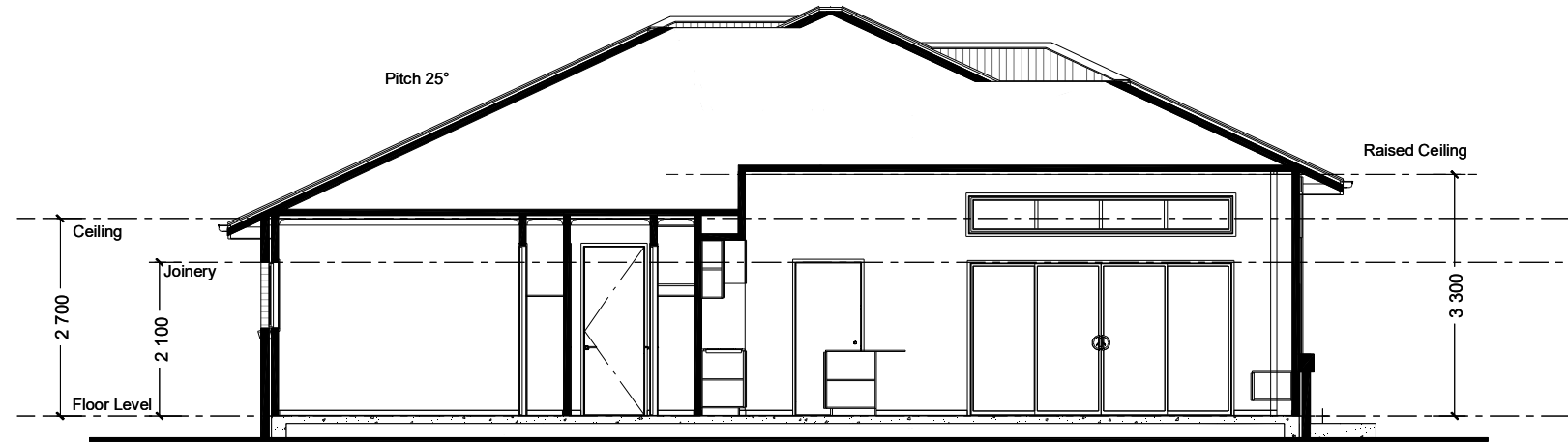
Proposed Display Home

Lot 605 Westcott Drive  
"Lucas Estate" Ballarat

# G.J. Gardner.

Ballarat

**HOMES**



**NCC Compatible**

These plans have been prepared by Archiman Pty Ltd. for exclusive use as a display home for G.J Gardner homes only.

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

# WATER GALLERY 287

Hamptons Streetscape Flip Front

**Element Series**

CONCEPT 3/07/2025

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

FLOOR AREAS TOTAL 286.7 m<sup>2</sup>

|          |                      |
|----------|----------------------|
| LIVING   | 229.2 m <sup>2</sup> |
| GARAGE   | 38.7 m <sup>2</sup>  |
| ALFRESCO | 16.1 m <sup>2</sup>  |
| PORCH    | 2.7 m <sup>2</sup>   |

Min. Lot Width  
16 m - 18 m

SECTIONS  
Scale 1:100 @A3

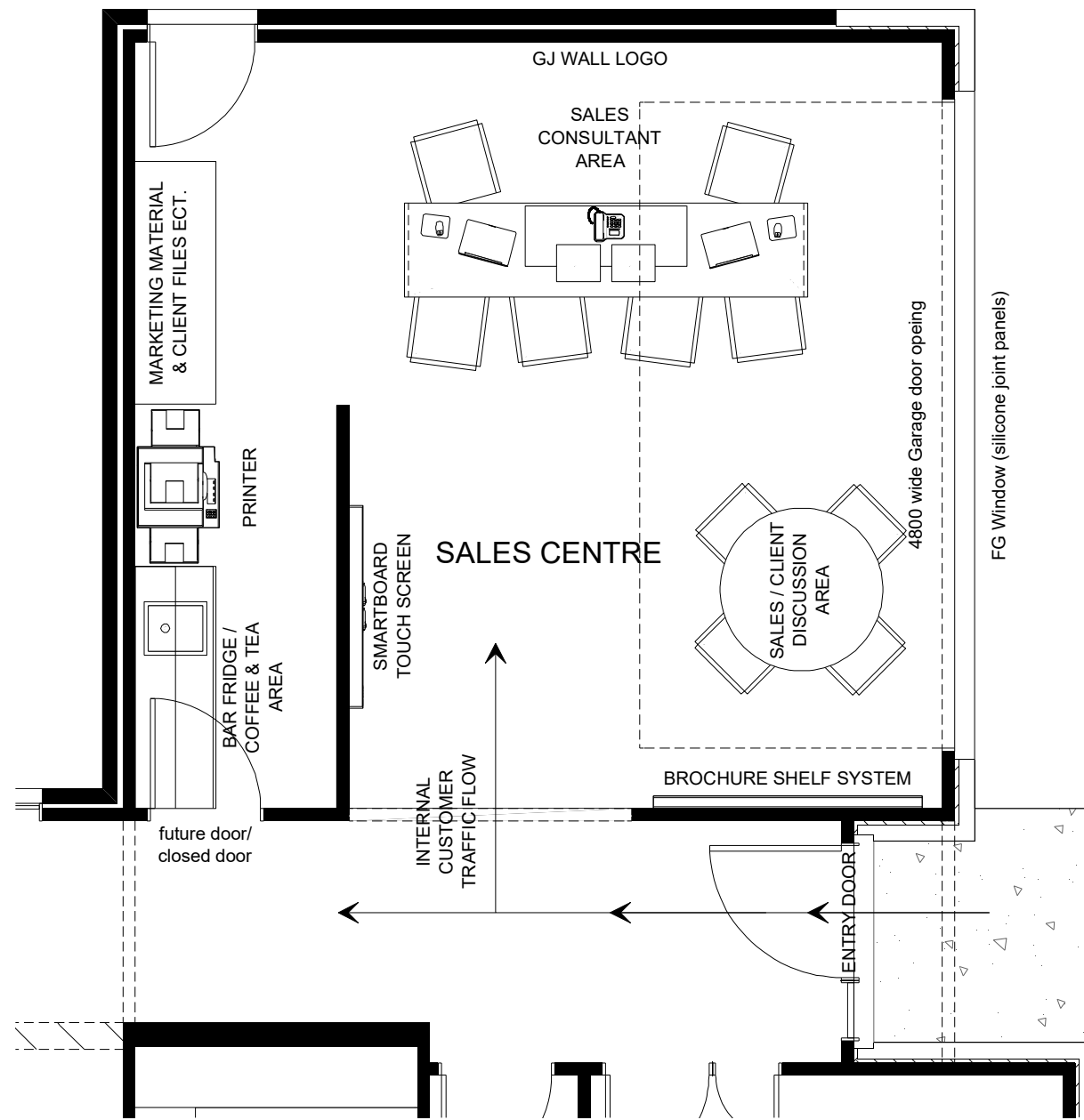
Proposed Display Home

Lot 605 Westcott Drive  
"Lucas Estate" Ballarat

# G.J. Gardner.

Ballarat

**HOMES**



**NCC Compatible**

These plans have been prepared by Archiman Pty Ltd. for exclusive use as a display home for G.J Gardner homes only.

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

# WATER GALLERY 287

Hamptons Streetscape Flip Front

**Element Series**

CONCEPT 3/07/2025

FLOOR AREAS TOTAL 286.7 m<sup>2</sup>

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

|          |                      |
|----------|----------------------|
| LIVING   | 229.2 m <sup>2</sup> |
| GARAGE   | 38.7 m <sup>2</sup>  |
| ALFRESCO | 16.1 m <sup>2</sup>  |
| PORCH    | 2.7 m <sup>2</sup>   |

Min. Lot Width 16 m - 18 m

SALES OFFICE LAYOUT Scale 1:50 @A3

Proposed Display Home

Lot 605 Westcott Drive "Lucas Estate" Ballarat

# G.J. Gardner.

Ballarat

**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)

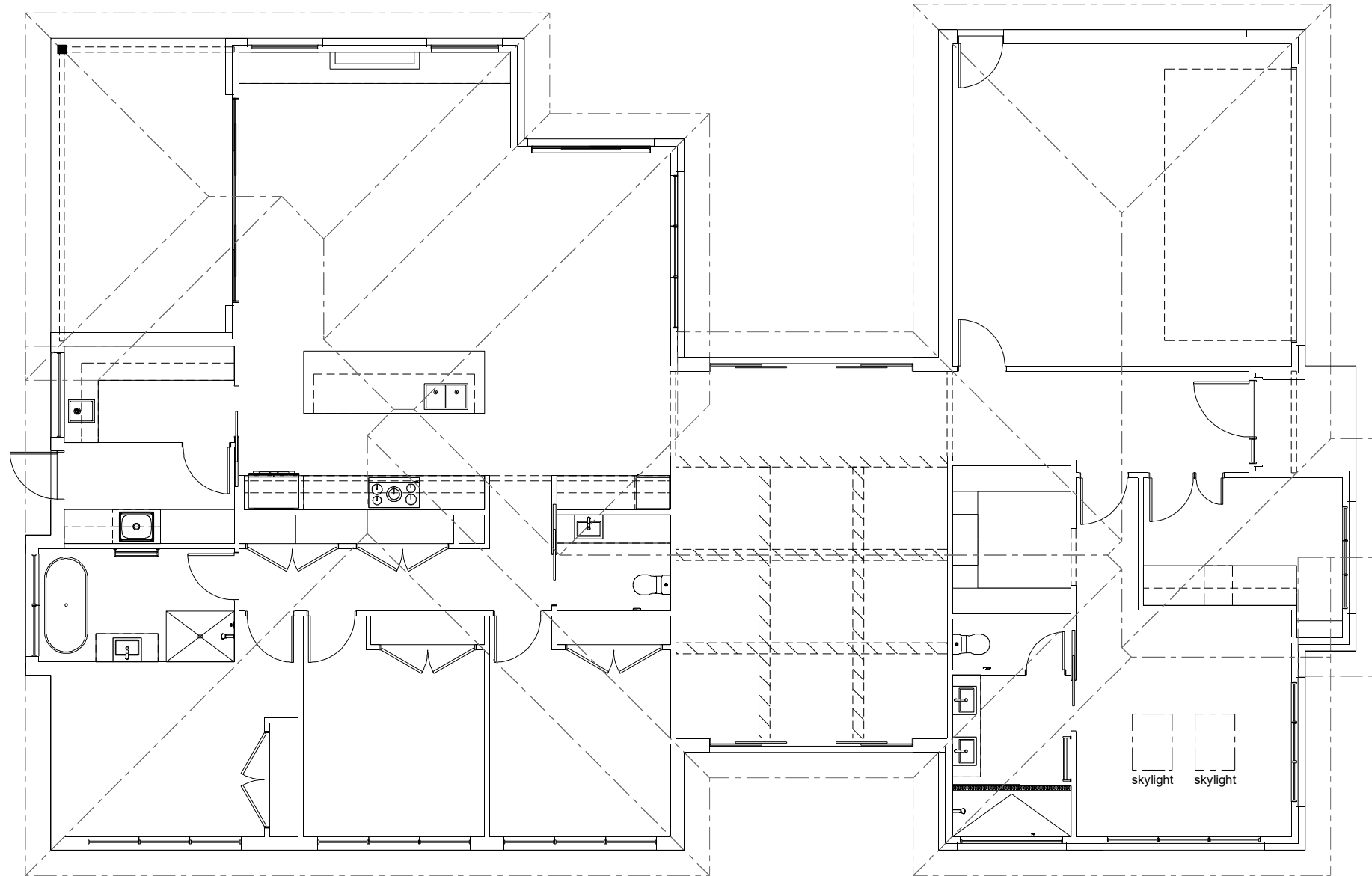
| Symbol             | Description                   | Spec. | Extra |
|--------------------|-------------------------------|-------|-------|
| ○                  | Ceiling Light *EEF            | -     | -     |
| ●                  | Down Light *EEF               | -     | -     |
| H1800 H            | 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<br>XXXX   | Quad Power Point                   | - | - |
| 1<br>X      | Single Power Point                 | - | - |
| 2<br>XX     | Double Power Point                 | - | - |
| W/P 2<br>XX | Double W/Proof Power Point         | - | - |
| W/P 1<br>X  | Single W/Proof Power Point         | - | - |
| T.V         | T.V. Point                         | - | - |
| ph          | Phone Point                        | - | - |
| ⊕           | T.V Antenna & Booster<br>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)<br>*EEF | - | - |
| ⊞     | Meter Box                           | - | - |
| HWS   | Hot Water Service                   | - | - |
| SA    | Smoke Detectors                     | - | - |
| ds    | Dimmer Switch                       | - | - |
| 2 way | Two Way<br>Switch                   | - | - |
| AC    | A/C Condensor Iso Point             | - | - |



**NCC Compatible**

These plans have been prepared by Archiman Pty Ltd. for exclusive use as a display home for G.J Gardner homes only.

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

# WATER GALLERY 287

Hamptons Streetscape Flip Front

## Element Series

CONCEPT 3/07/2025

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

FLOOR AREAS TOTAL 286.7 m<sup>2</sup>

|          |                      |
|----------|----------------------|
| LIVING   | 229.2 m <sup>2</sup> |
| GARAGE   | 38.7 m <sup>2</sup>  |
| ALFRESCO | 16.1 m <sup>2</sup>  |
| PORCH    | 2.7 m <sup>2</sup>   |

Min. Lot Width

16 m - 18 m

ELECTRICAL PLAN

Scale 1:100 @A3

Proposed Display Home

Lot 605 Westcott Drive  
"Lucas Estate" Ballarat

# G.J. Gardner.

Ballarat

**HOMES**