

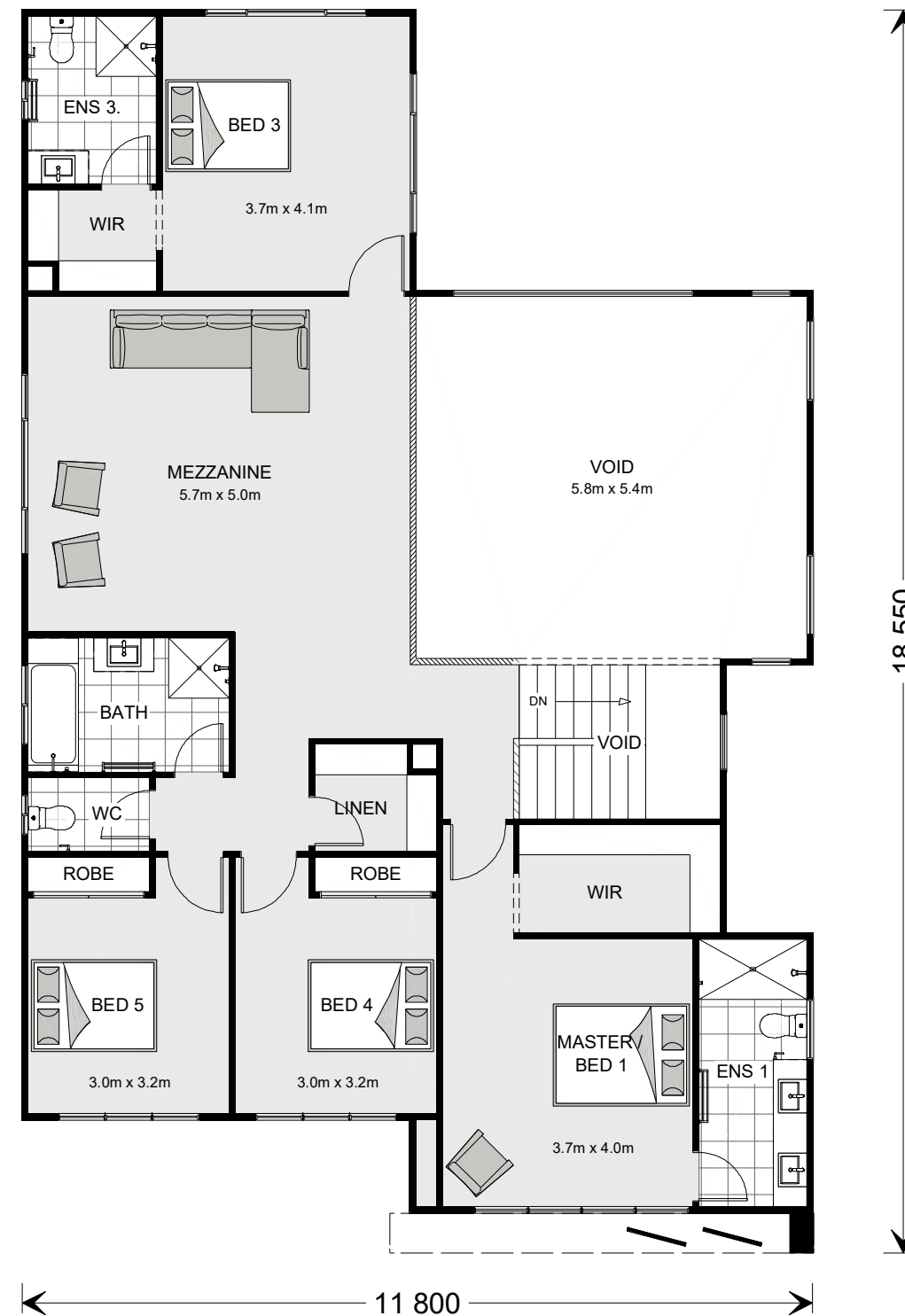
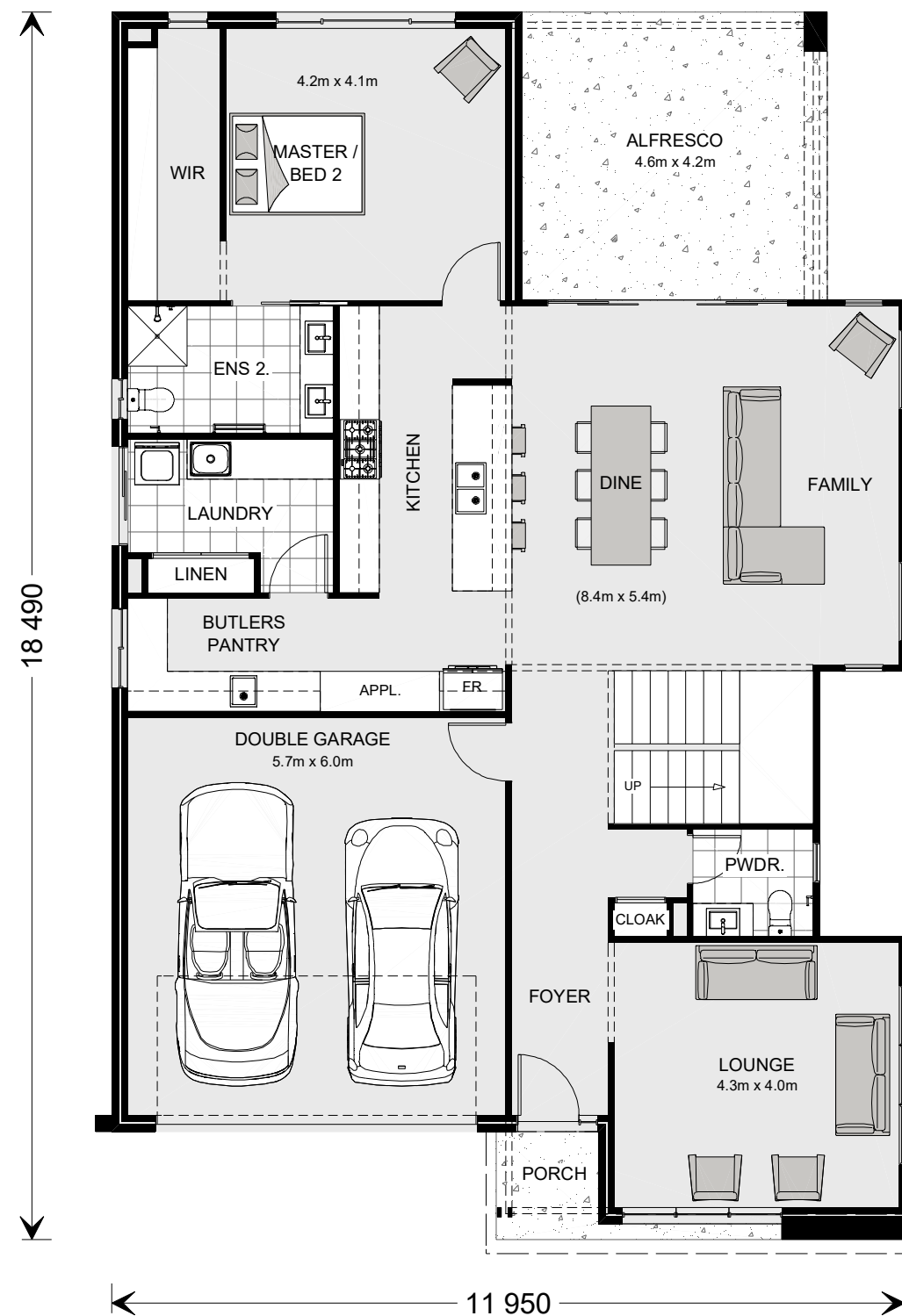


ARTISTS IMPRESSION - for illustrative purposes only
(South Bank 530 Urban Facade)

NCC Compatible

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

SOUTH BANK 385 Urban Streetscape Element Series	CONCEPT	17/04/2024	TOTAL FLOOR AREA = 375.1 m ²		Min. Lot Width	ARTIST IMPRESSION	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		GF LIVING	141.7 m ²	UF LIVING	135.1 m ²	
			GARAGE	37.1 m ²	VOID	38.7 m ²	
			ALFRESCO	19.3 m ²			
			PORCH	3.2 m ²			
			GF TOTAL	201.3 m ²	UF TOTAL	173.8 m ²	



NCC Compatible

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SOUTH BANK 385

Urban Streetscape

Element Series

CONCEPT 17/04/2024

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TOTAL FLOOR AREA = 375.1 m²

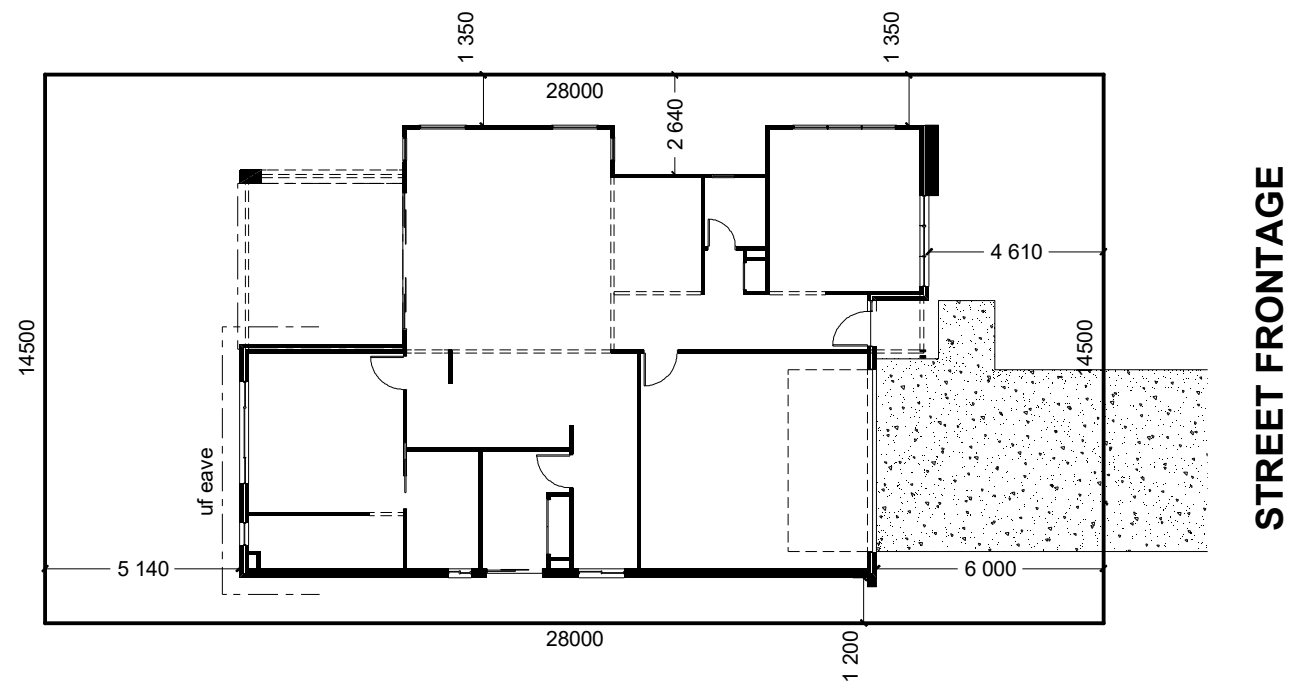
GF LIVING	141.7 m ²	UF LIVING	135.1 m ²
GARAGE	37.1 m ²	VOID	38.7 m ²
ALFRESCO	19.3 m ²		
PORCH	3.2 m ²		
GF TOTAL	201.3 m ²	UF TOTAL	173.8 m ²

Min. Lot Width
14.5 m - 16 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

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SOUTH BANK 385

Urban Streetscape

Element Series

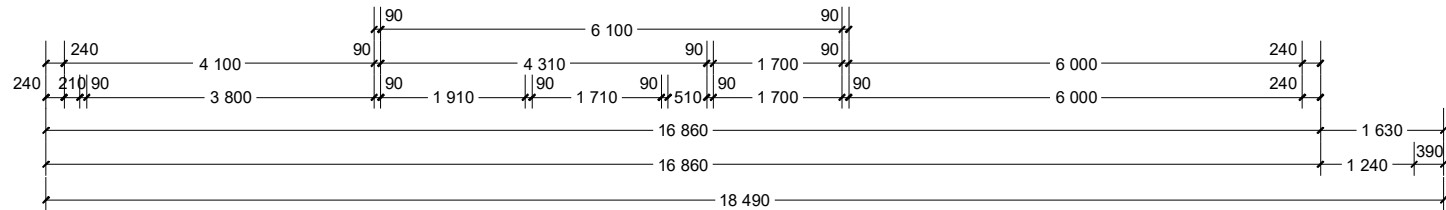
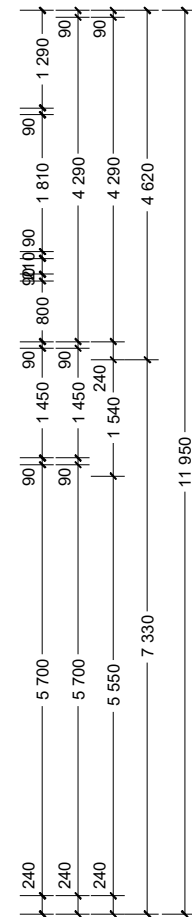
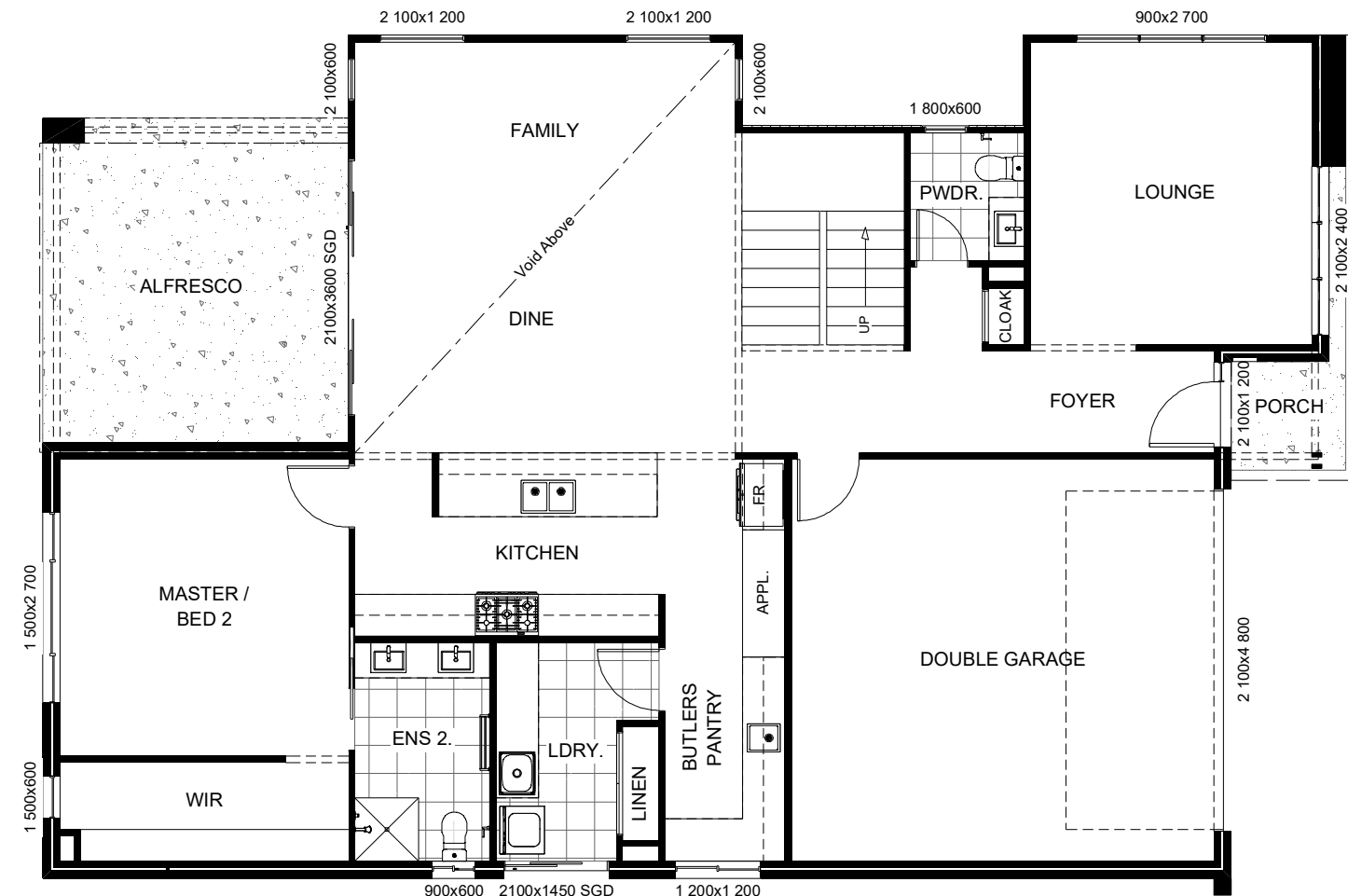
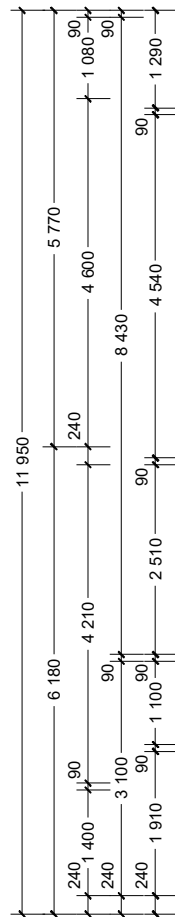
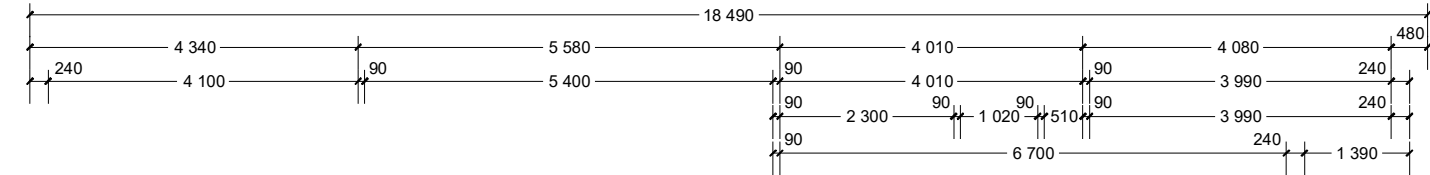
CONCEPT 17/04/2024
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final working drawings may vary

TOTAL FLOOR AREA = 375.1 m ²			
GF LIVING	141.7 m ²	UF LIVING	135.1 m ²
GARAGE	37.1 m ²	VOID	38.7 m ²
ALFRESCO	19.3 m ²		
PORCH	3.2 m ²		
GF TOTAL	201.3 m ²	UF TOTAL	173.8 m ²

Min. Lot Width
14.5 m - 16 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.
HOMES



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SOUTH BANK 385

Urban Streetscape

Element Series

CONCEPT17/04/2024

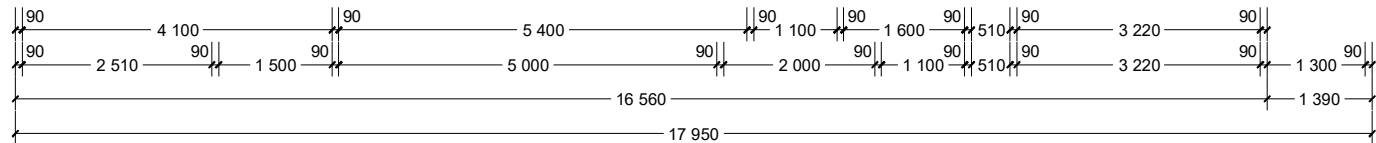
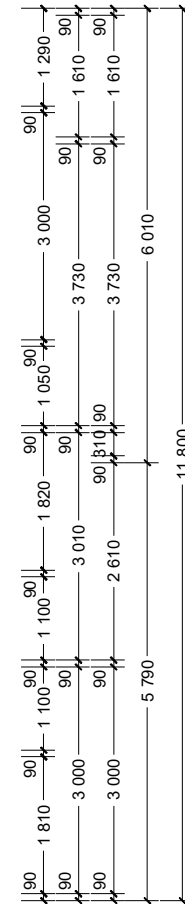
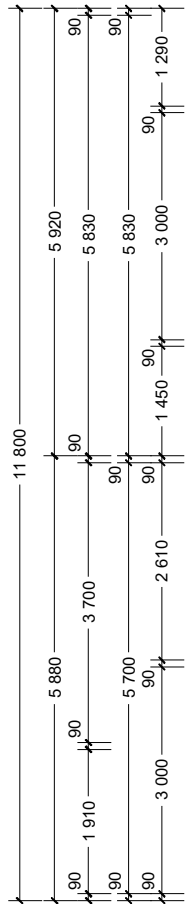
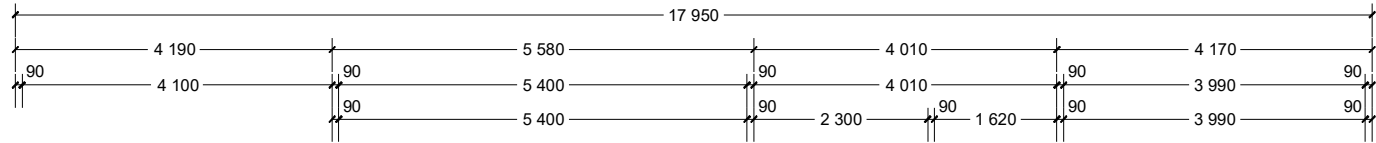
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TOTAL FLOOR AREA = 375.1 m²			
GF LIVING	141.7 m²	UF LIVING	135.1 m²
GARAGE	37.1 m²	VOID	38.7 m²
ALFRESCO	19.3 m²		
PORCH	3.2 m²		
GF TOTAL	201.3 m²	UF TOTAL	173.8 m²

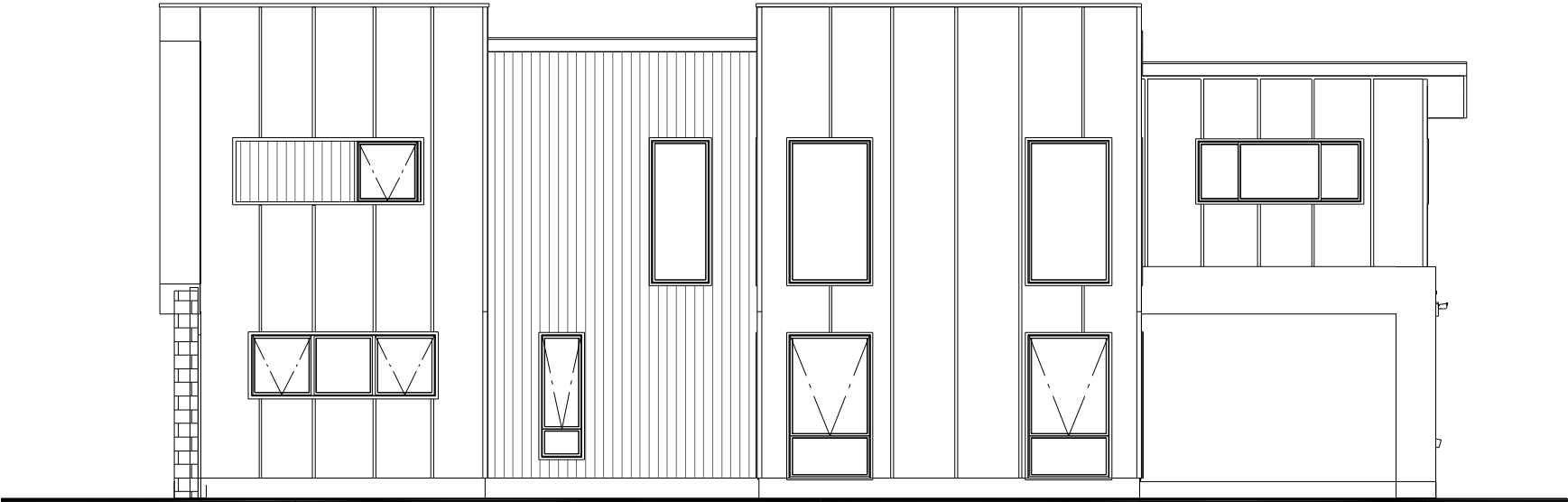
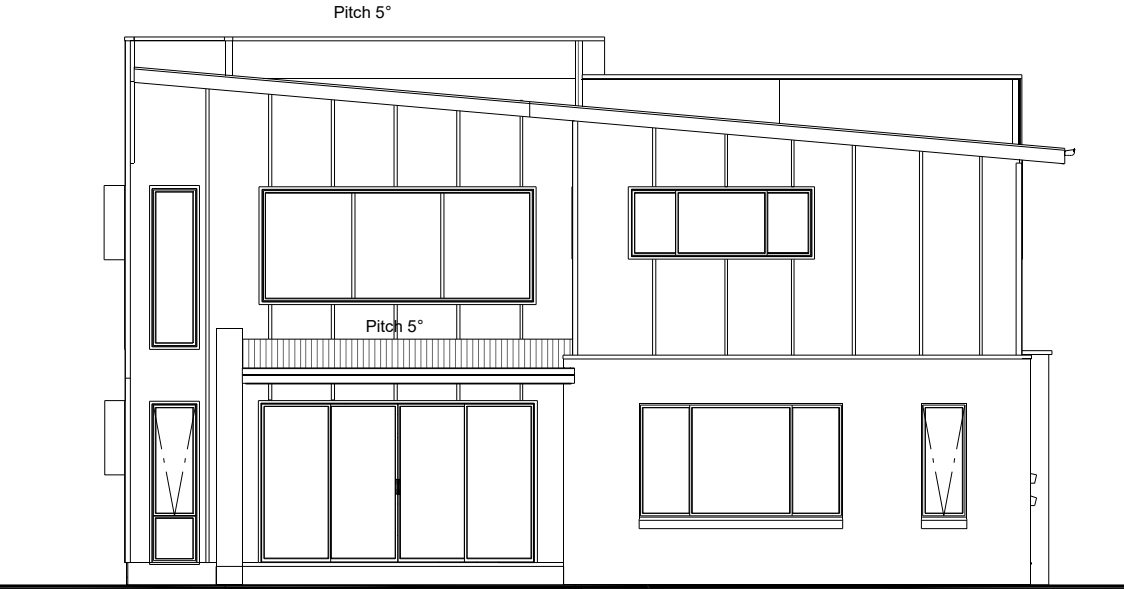
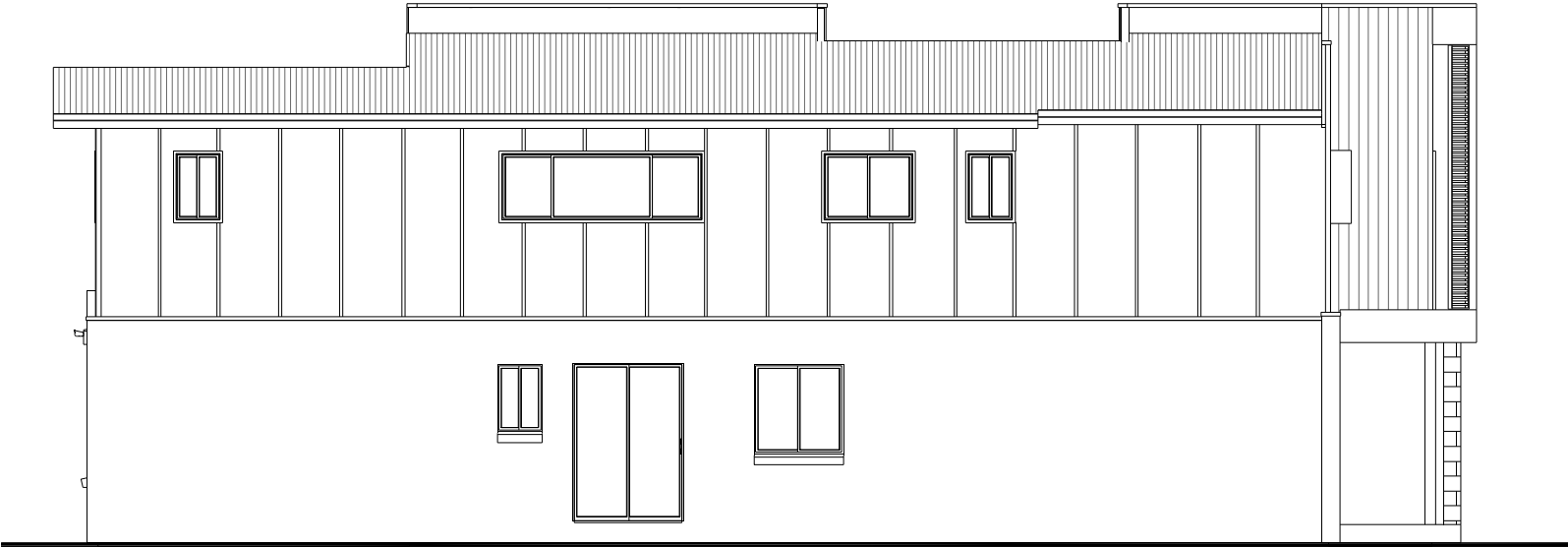
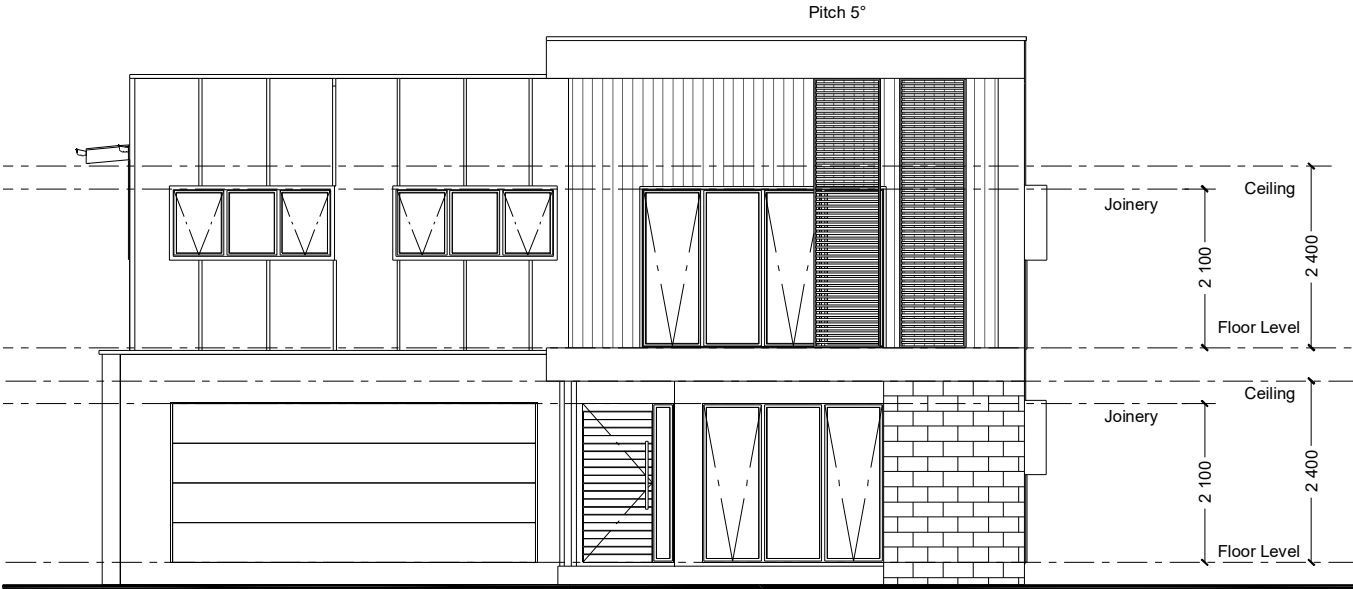
Min. Lot Width 14.5 m - 16 m	GROUND FLOOR PLAN Scale 1:100 @A3

G.J. Gardner.

HOMES



NCC Compatible		PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).				
SOUTH BANK 385 Urban Streetscape Element Series	CONCEPT	17/04/2024	TOTAL FLOOR AREA = 375.1 m²		Min. Lot Width 14.5 m - 16 m	UPPER FLOOR PLAN Scale 1:100 @A3
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		GF LIVING 141.7 m² GARAGE 37.1 m² ALFRESCO 19.3 m² PORCH 3.2 m²	UF LIVING 135.1 m² VOID 38.7 m²	G.J. Gardner. HOMES	
			GF TOTAL 201.3 m²	UF TOTAL 173.8 m²		



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SOUTH BANK 385

Urban Streetscape

Element Series

CONCEPT 17/04/2024
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TOTAL FLOOR AREA = 375.1 m ²			
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PORCH	3.2 m ²		
GF TOTAL	201.3 m ²	UF TOTAL	173.8 m ²

Min. Lot Width
14.5 m - 16 m

ELEVATIONS
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)

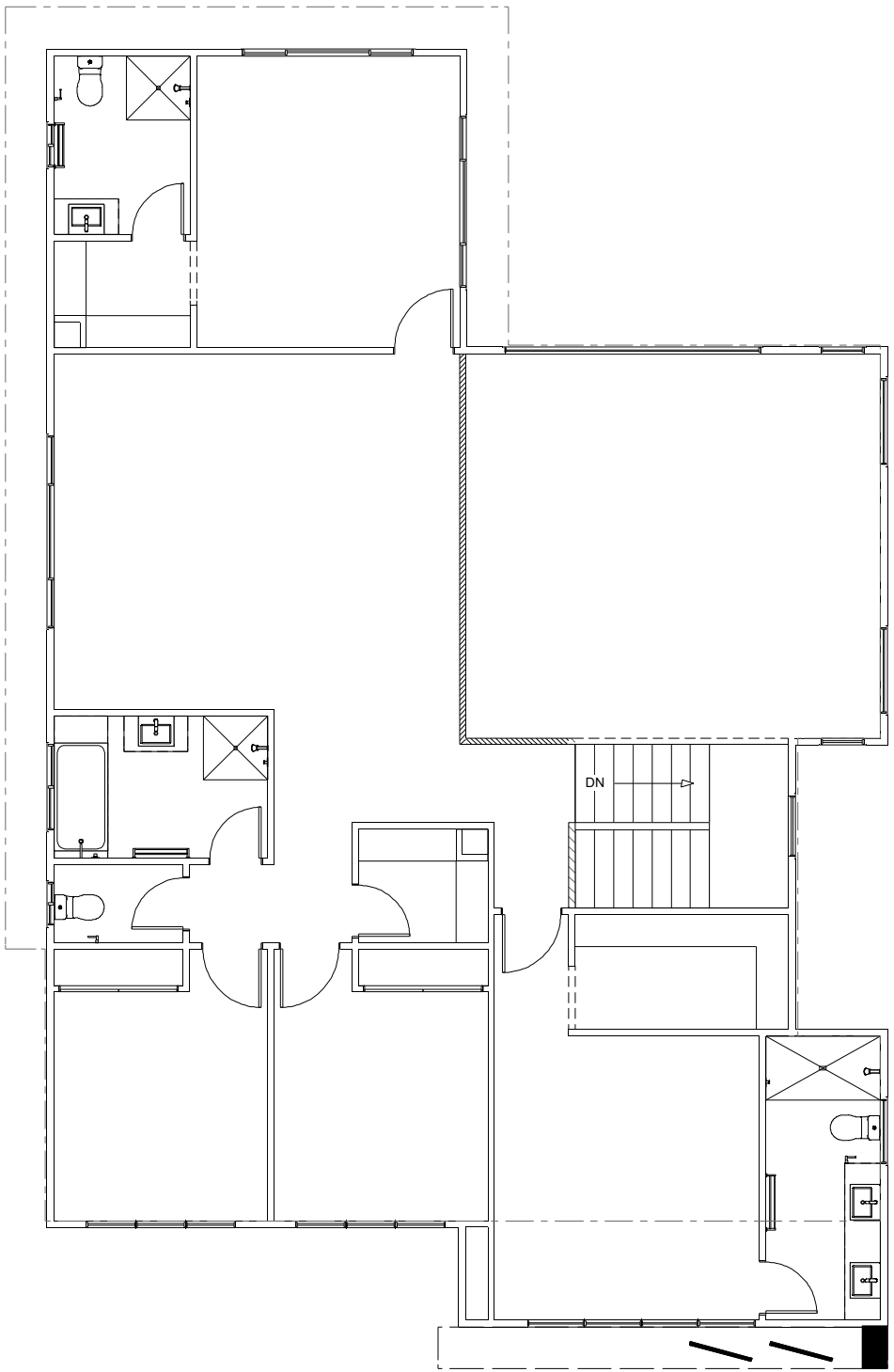
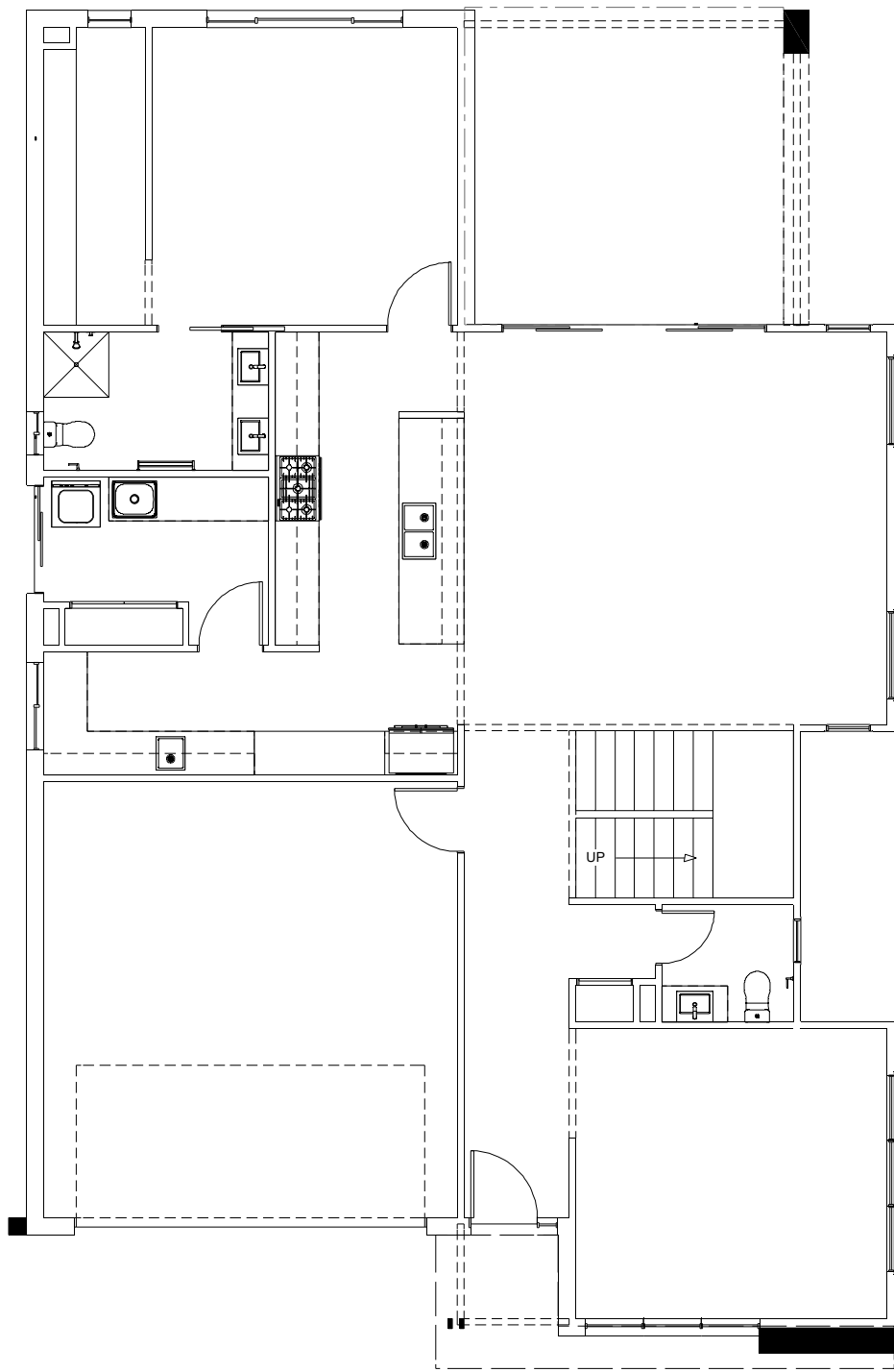
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluoro Light *EEF	-	-
	Round Fluoro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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) *EFF	-	-
	Meter Box	-	-
	Hot Water Service	-	-
	Smoke Detectors	-	-
	Dimmer Switch	-	-
	Two Way Switch	-	-
	A/C Condensor Iso Point	-	-



NCC Compatible

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SOUTH BANK 385

Urban Streetscape

Element Series

CONCEPT	17/04/2024
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GF TOTAL 201.3 m² UF TOTAL 173.8 m²

Min. Lot Width
14.5 m - 16 m

ELECTRICAL PLAN

Scale 1:100 @A3

G.J. Gardner.

HOMES