

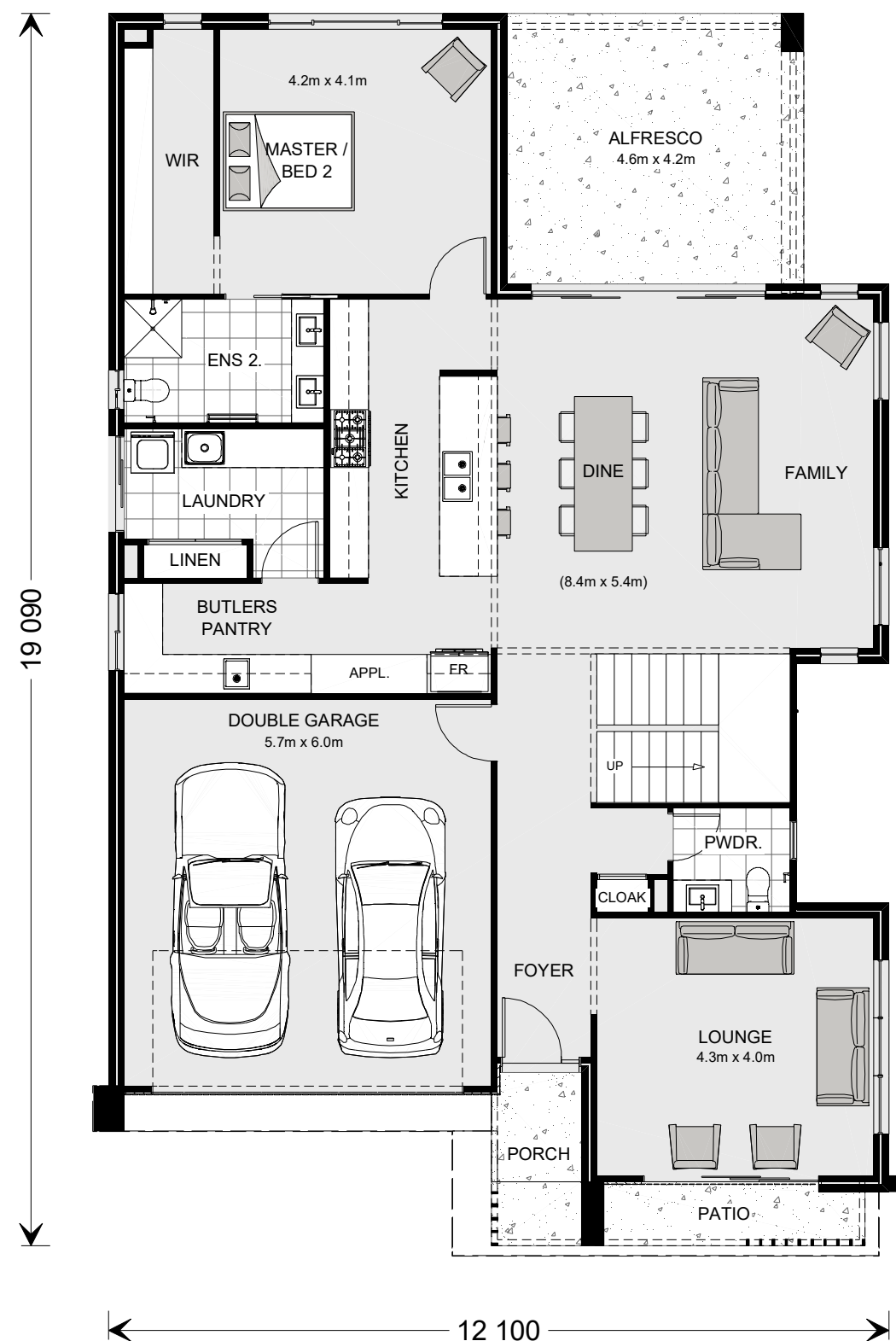


ARTISTS IMPRESSION - for illustrative purposes only
(South Bank 530 Beach Facade)

NCC Compatible

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

SOUTH BANK 385 Beach Streetscape Element Series	CONCEPT17/04/2024	TOTAL FLOOR AREA =379.5 m²	Min. Lot Width14.5 m - 16 m	ARTIST IMPRESSIONN.T.S.	G.J. Gardner. HOMES
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	GF LIVING 142.6 m² GARAGE 36.2 m² ALFRESCO 19.3 m² PORCH 3.7 m² PATIO 3.9 m² GF TOTAL 205.7 m² UF LIVING 135.1 m² VOID 38.7 m² UF TOTAL 173.8 m²			



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SOUTH BANK 385

Beach Streetscape

Element Series

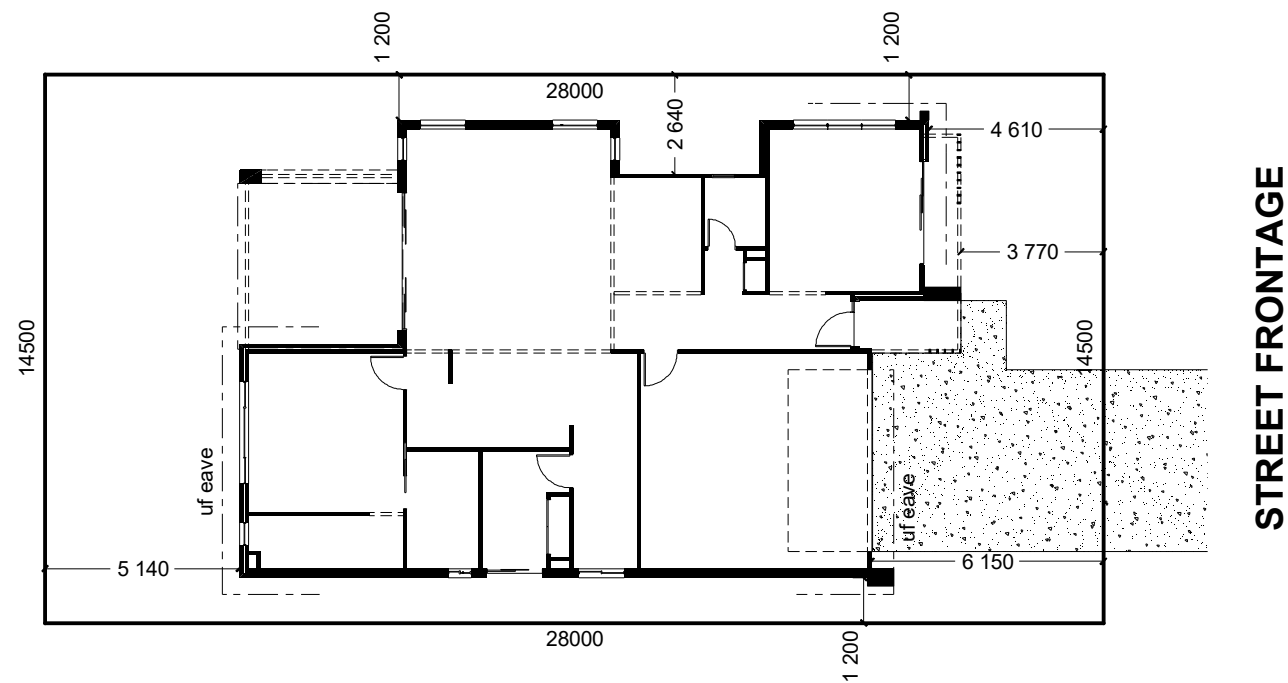
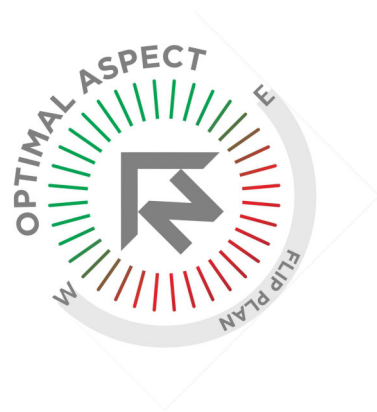
CONCEPT 17/04/2024
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Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 379.5 m²
GF LIVING 142.6 m² UF LIVING 135.1 m²
GARAGE 36.2 m² VOID 38.7 m²
ALFRESCO 19.3 m²
PORCH 3.7 m²
PATIO 3.9 m²
GF TOTAL 205.7 m² UF TOTAL 173.8 m²

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				PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).			
SOUTH BANK 385 Beach Streetscape	CONCEPT 17/04/2024	TOTAL FLOOR AREA = 379.5 m²		Min. Lot Width 14.5 m - 16 m	SITE PLAN Scale 1:200 @A3	G.J. Gardner. HOMES	
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	GF LIVING 142.6 m² GARAGE 36.2 m² ALFRESCO 19.3 m² PORCH 3.7 m² PATIO 3.9 m² GF TOTAL 205.7 m²	UF LIVING 135.1 m² VOID 38.7 m² UF TOTAL 173.8 m²				
Element Series							

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SOUTH BANK 385

Beach Streetscape

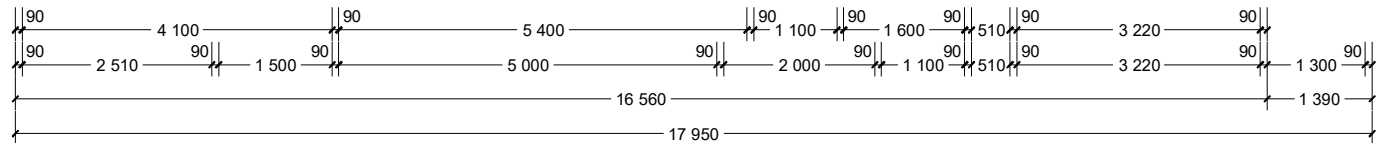
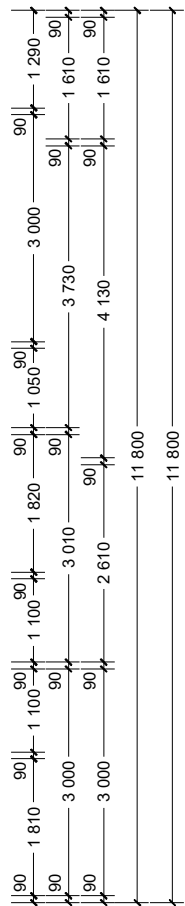
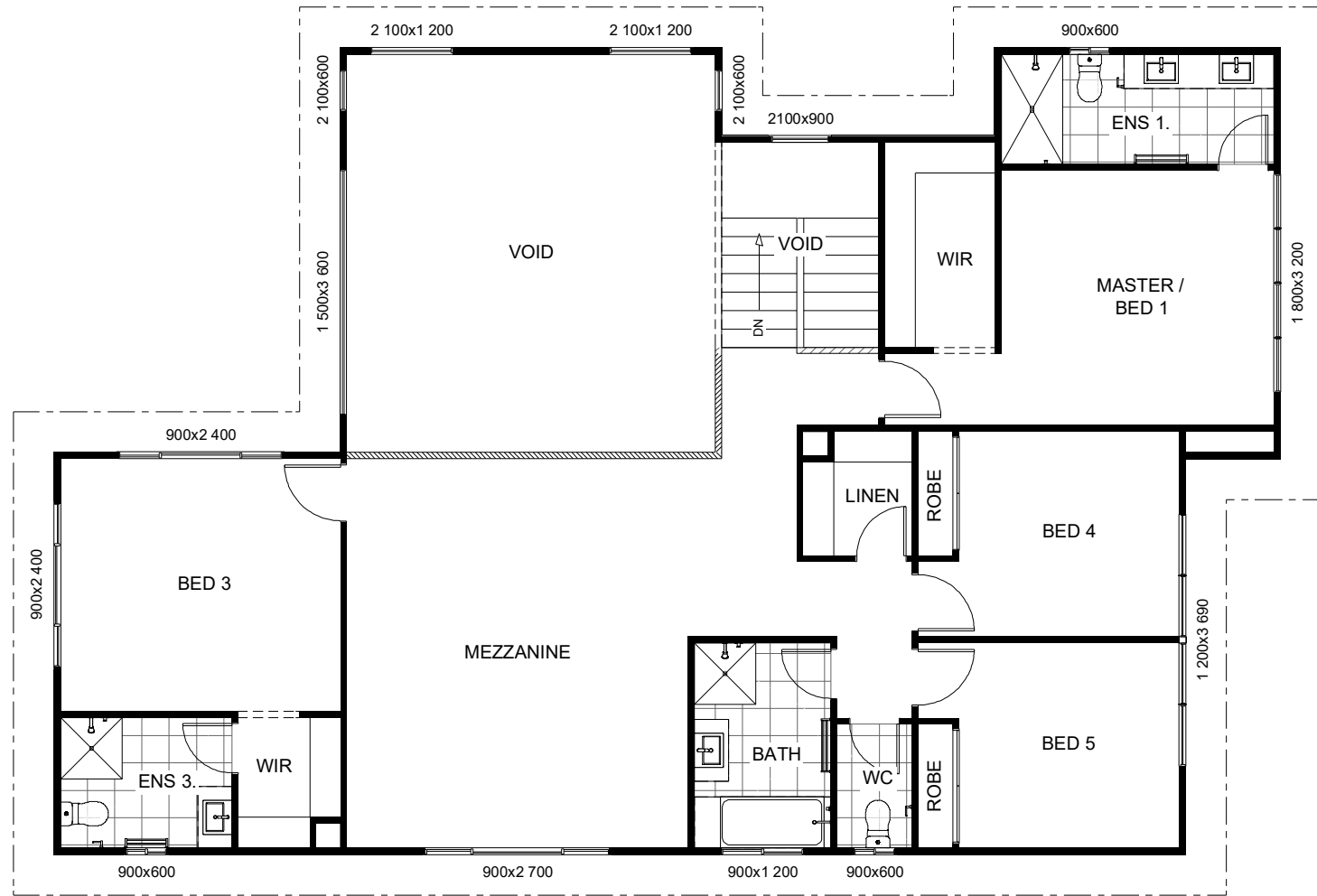
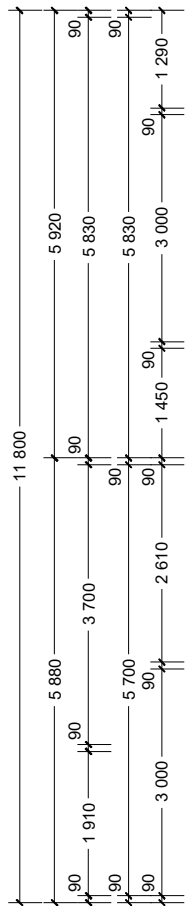
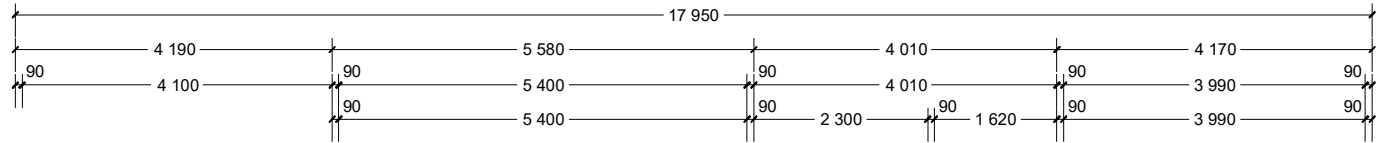
Element Series

CONCEPT	17/04/2024	TOTAL FLOOR AREA = 379.5 m²			
© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary		GF LIVING	142.6 m²	UF LIVING	135.1 m²
		GARAGE	36.2 m²	VOID	38.7 m²
		ALFRESCO	19.3 m²		
		PORCH	3.7 m²		
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		GF TOTAL	205.7 m²	UF TOTAL	173.8 m²

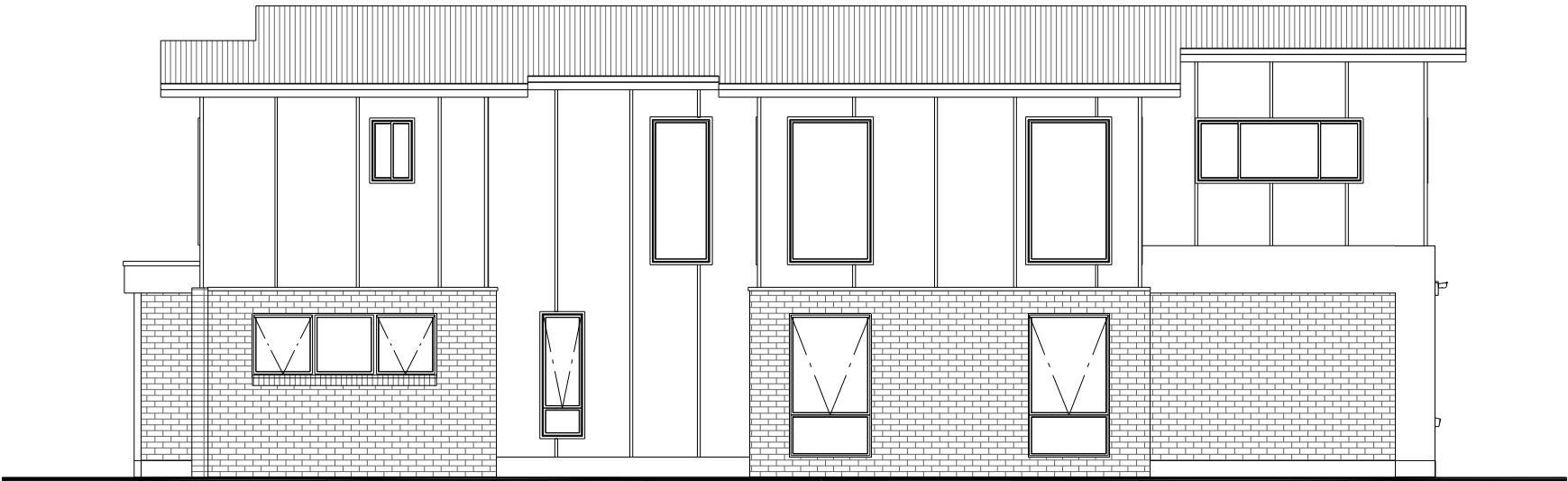
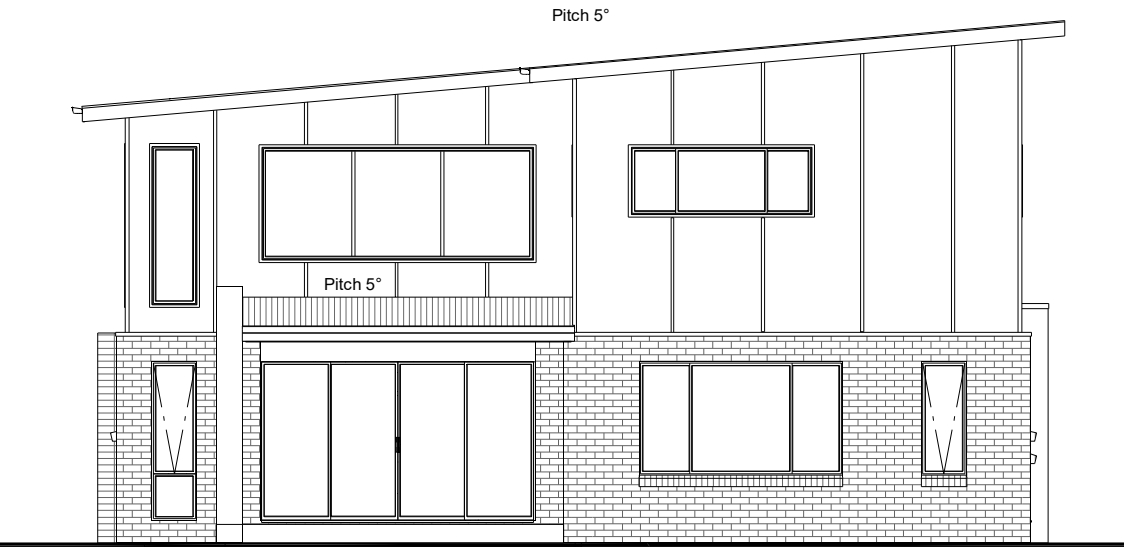
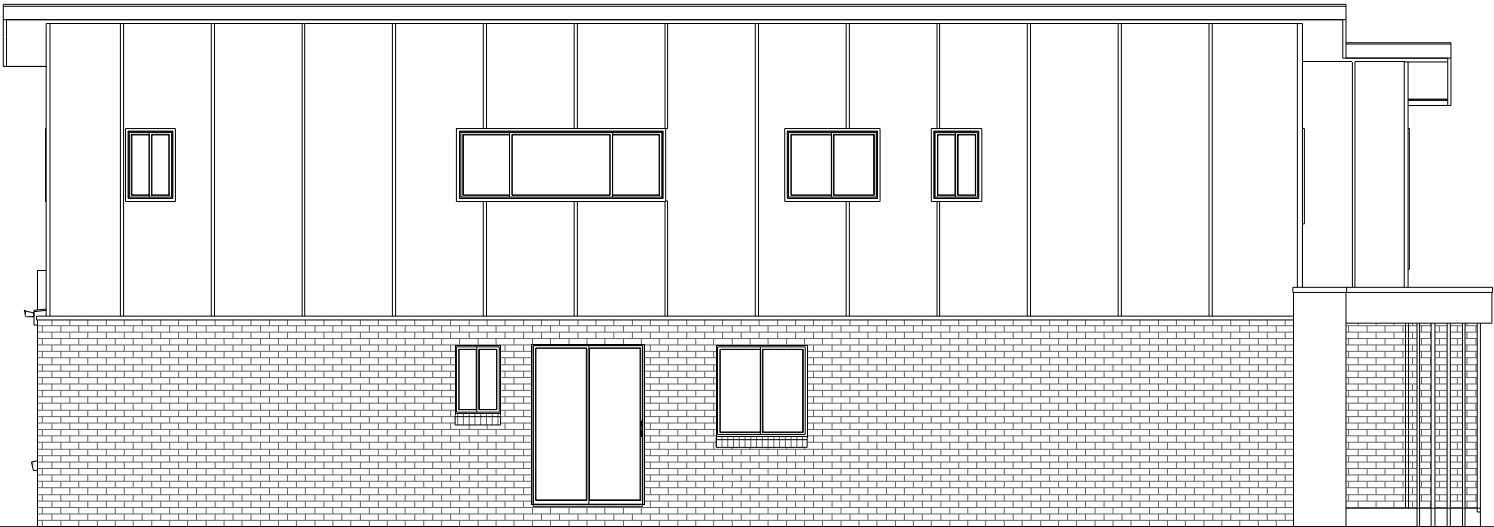
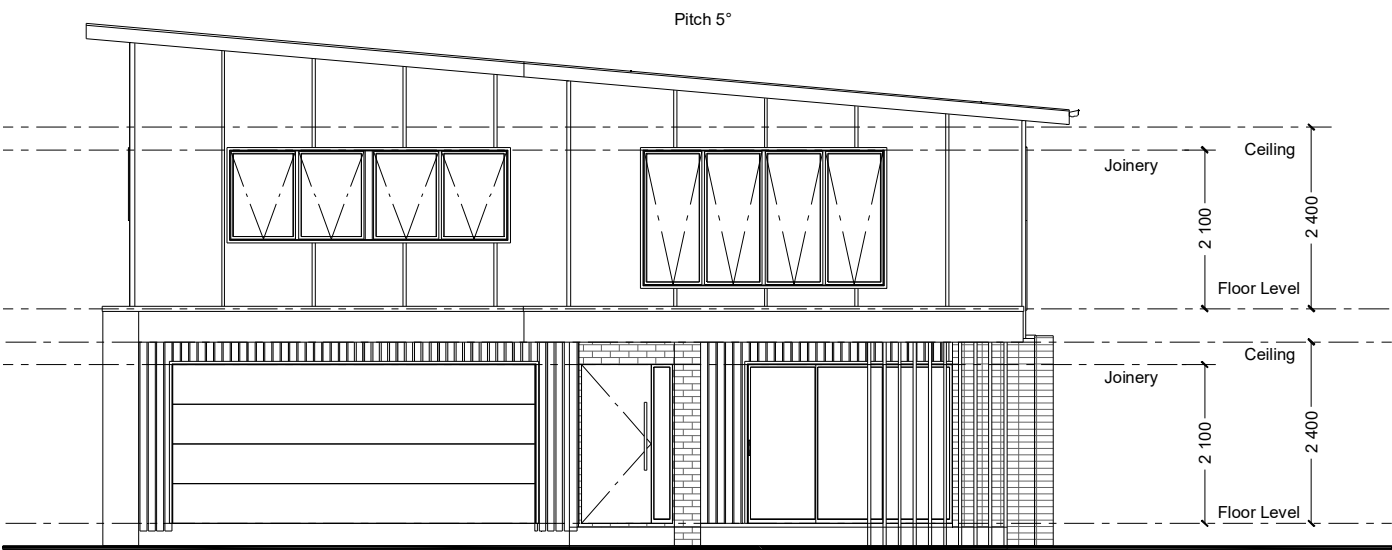
Min. Lot Width 14.5 m - 16 m	GROUND FLOOR PLAN Scale 1:100 @A3
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G.J. Gardner.

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NCC Compatible		PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).			
SOUTH BANK 385 Beach Streetscape Element Series	CONCEPT 17/04/2024	TOTAL FLOOR AREA = 379.5 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 142.6 m² GARAGE 36.2 m² ALFRESCO 19.3 m² PORCH 3.7 m² PATIO 3.9 m² GF TOTAL 205.7 m²	UF LIVING 135.1 m² VOID 38.7 m² UF TOTAL 173.8 m²	G.J. Gardner. HOMES	



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SOUTH BANK 385

Beach Streetscape

Element Series

CONCEPT 17/04/2024
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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)

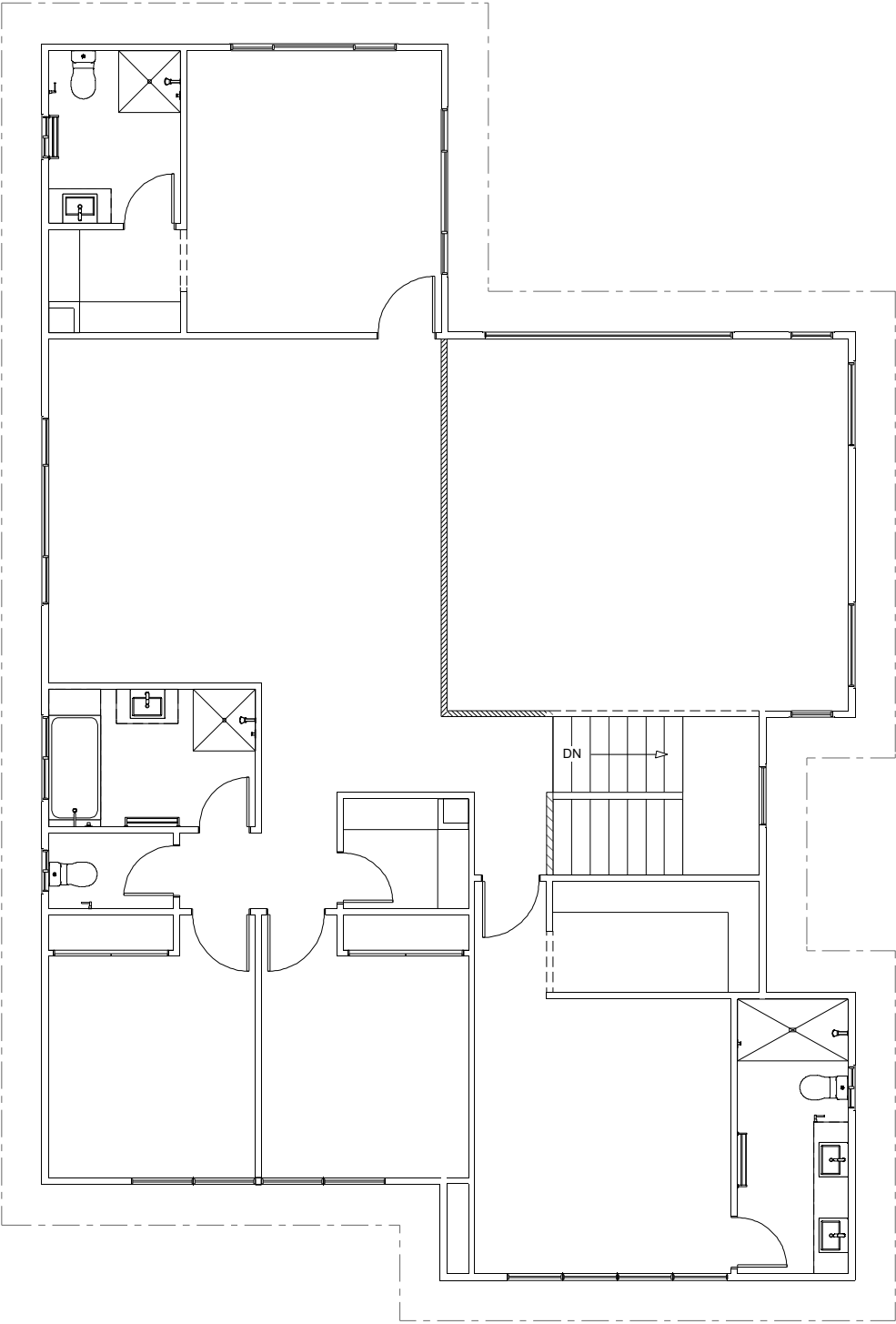
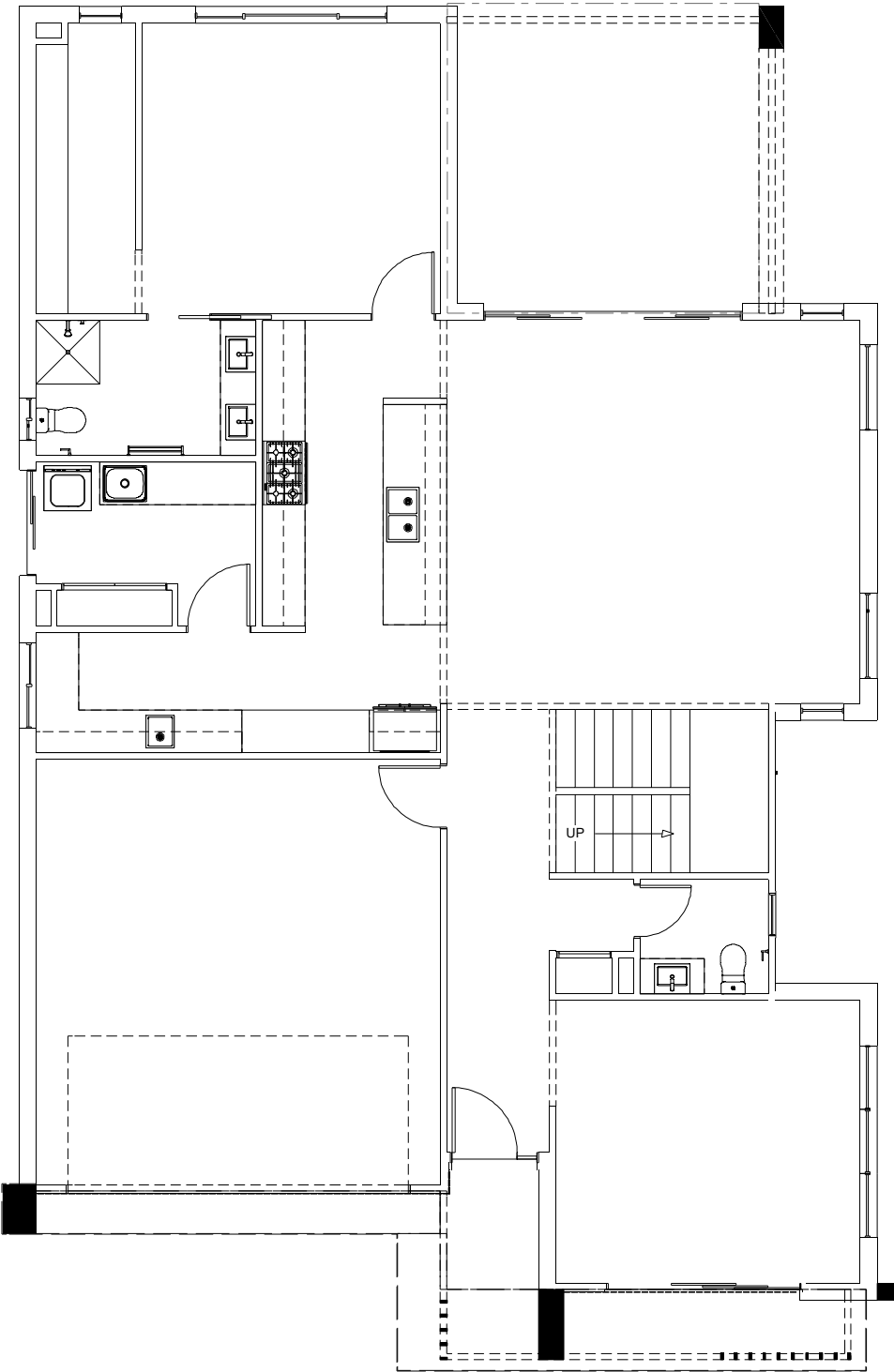
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

POWER

	Quad Power Point	-	-
	Single Power Point	-	-
	Double Power Point	-	-
	Double W/Proof Power Point	-	-
	Single W/Proof Power Point	-	-
	T.V. Point	-	-
	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	-	-
	Hot Water Service	-	-
	Smoke Detectors	-	-
	Dimmer Switch	-	-
	Two Way Switch	-	-
	A/C Condensor Iso Point	-	-



NCC Compatible

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Min. Lot Width
14.5 m - 16 m

ELECTRICAL PLAN
Scale 1:100 @A3

G.J. Gardner.

HOMES