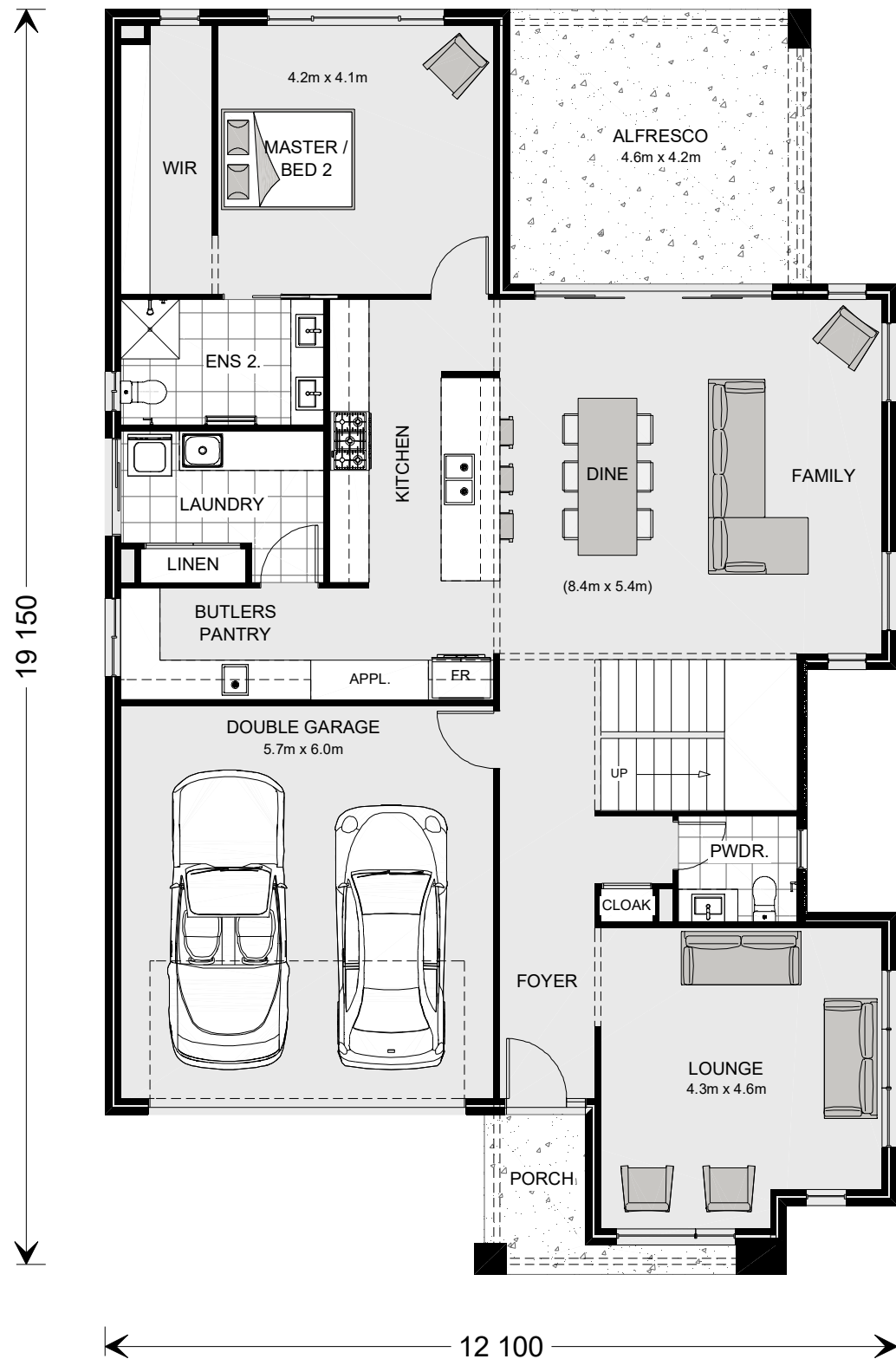




ARTISTS IMPRESSION - for illustrative purposes only
(South Bank 530 Classic Facade)

NCC Compatible		PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).			
SOUTH BANK 385 Classic Streetscape Element Series	CONCEPT 17/04/2024	TOTAL FLOOR AREA = 385.1 m ²		Min. Lot Width 14.5 m - 16 m	ARTIST IMPRESSION N.T.S.
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	GF LIVING 145.3 m ² GARAGE 37.1 m ² ALFRESCO 19.3 m ² PORCH 5.1 m ² GF TOTAL 206.8 m ²	UF LIVING 139.6 m ² VOID 38.7 m ² UF TOTAL 178.3 m ²	G.J. Gardner. HOMES	



NCC Compatible

SOUTH BANK 385

Classic Streetscape

Element Series

CONCEPT 17/04/2024

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Concept plans only,
final working drawings may vary

TOTAL FLOOR AREA = 385.1 m²

GF LIVING	145.3 m ²	UF LIVING	139.6 m ²
GARAGE	37.1 m ²	VOID	38.7 m ²
ALFRESCO	19.3 m ²		
PORCH	5.1 m ²		
GF TOTAL	206.8 m ²	UF TOTAL	178.3 m ²

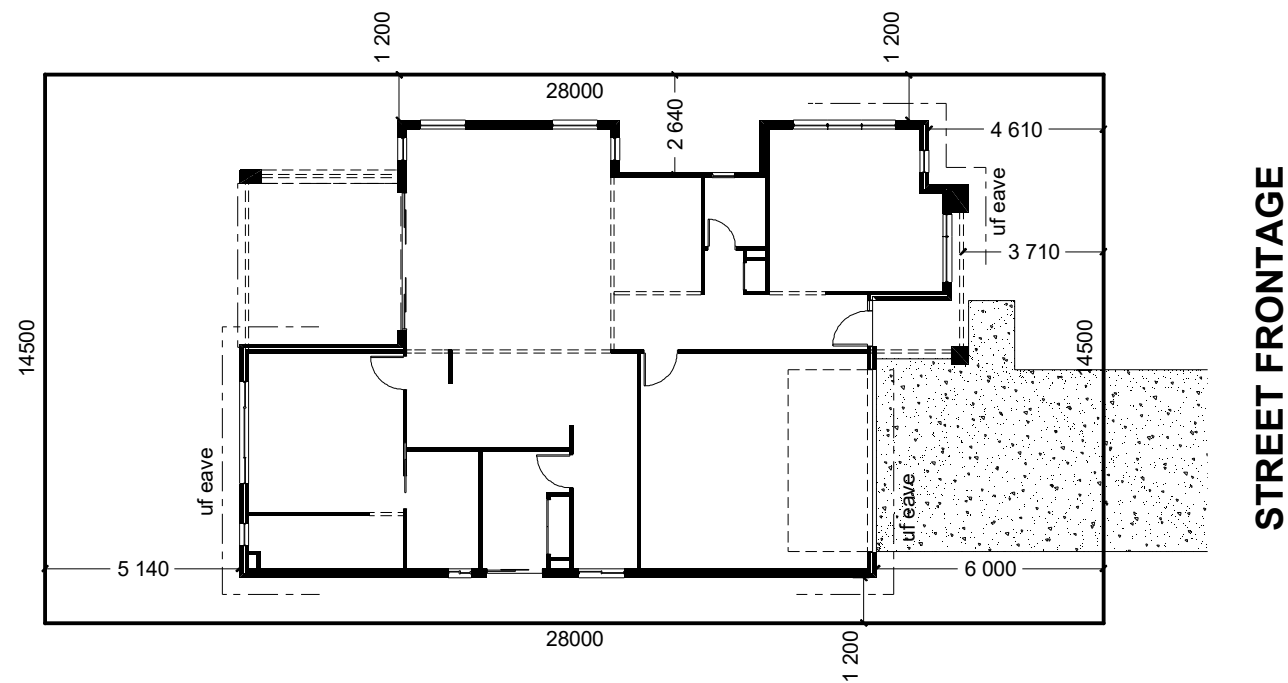
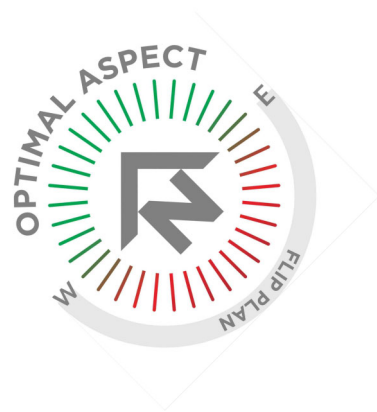
PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

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

Classic Streetscape

Element Series

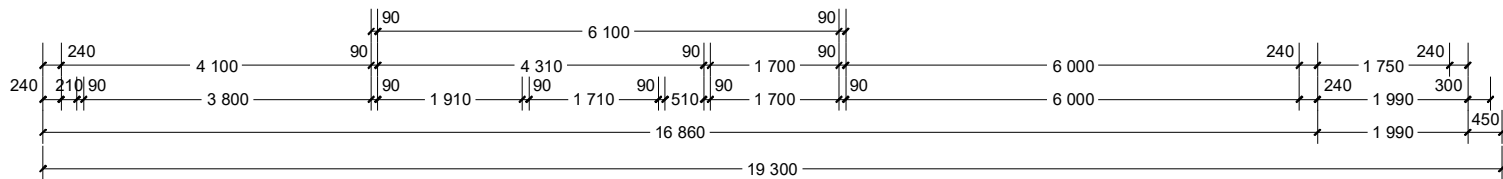
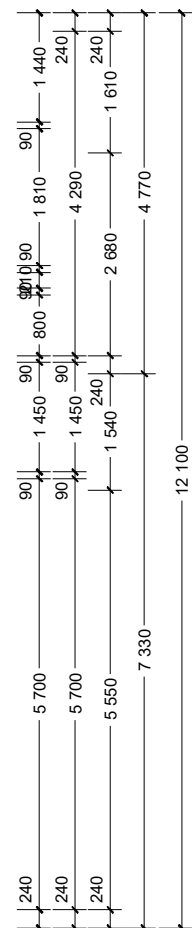
CONCEPT 17/04/2024
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TOTAL FLOOR AREA = 385.1 m ²			
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ALFRESCO	19.3 m ²		
PORCH	5.1 m ²		
GF TOTAL	206.8 m ²	UF TOTAL	178.3 m ²

Min. Lot Width
14.5 m - 16 m

SITE PLAN
Scale 1:200 @A3

G.J. Gardner.
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SOUTH BANK 385

Classic Streetscape

Element Series

CONCEPT **17/04/2024**

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TOTAL FLOOR AREA = 385.1 m²

GF LIVING	145.3 m²	UF LIVING	139.6 m²
GARAGE	37.1 m²	VOID	38.7 m²
ALFRESCO	19.3 m²		
PORCH	5.1 m²		

GF TOTAL	206.8 m ²	UF TOTAL	178.3 m ²
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PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

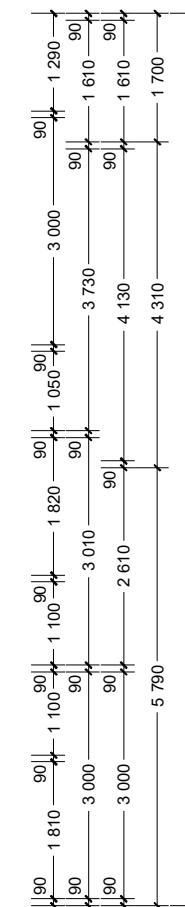
Min. Lot Width
14.5 m - 16 m

GROUND FLOOR PLAN

Scale 1:100 @A3

G.J. Gardner.

HOMES



THOMES



NCC Compatible

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

SOUTH BANK 385

Classic Streetscape

Element Series

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TOTAL FLOOR AREA = 385.1 m²

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PORCH	5.1 m ²		

GF TOTAL	206.8 m ²	UF TOTAL	178.3 m ²
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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)

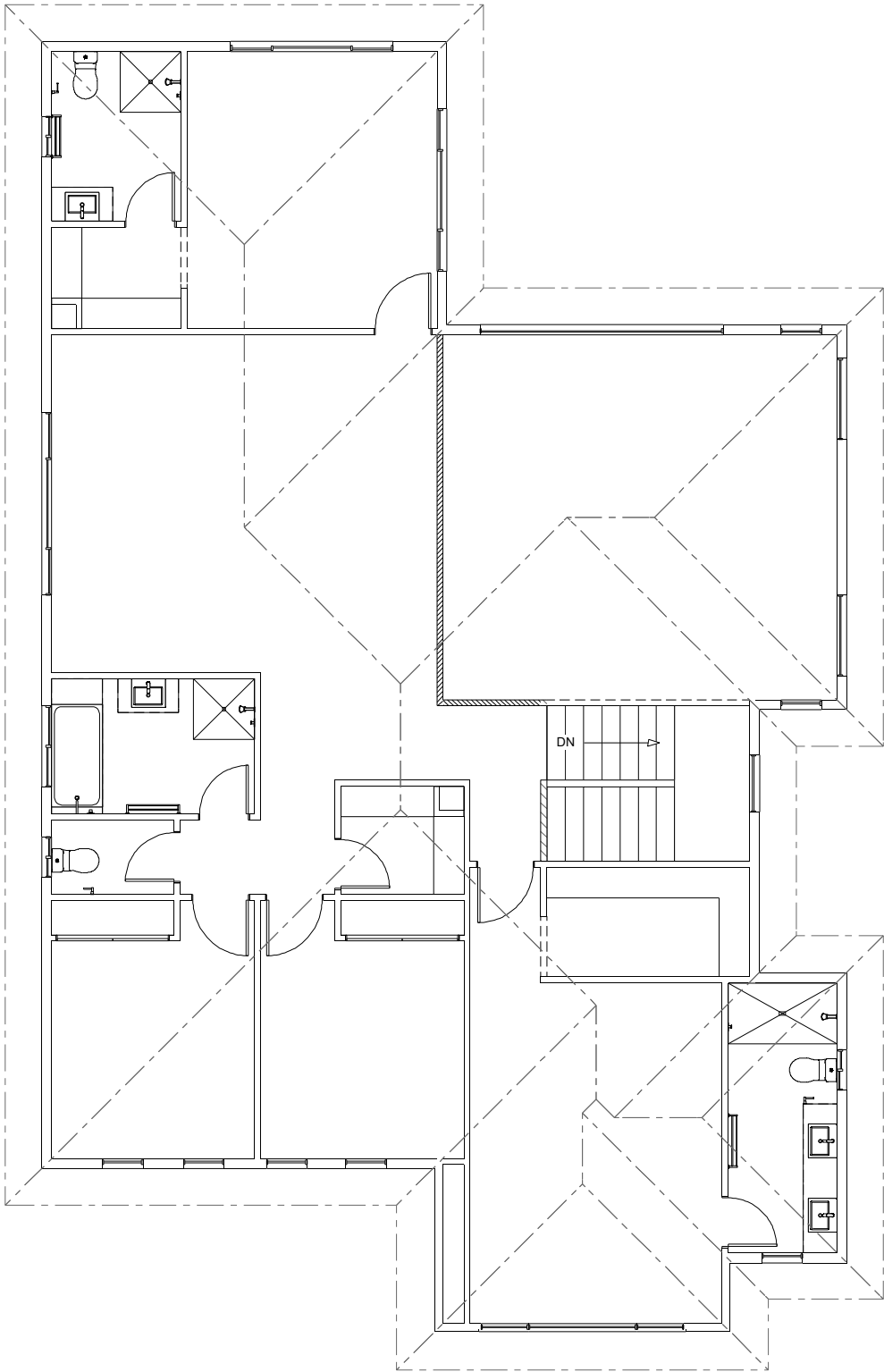
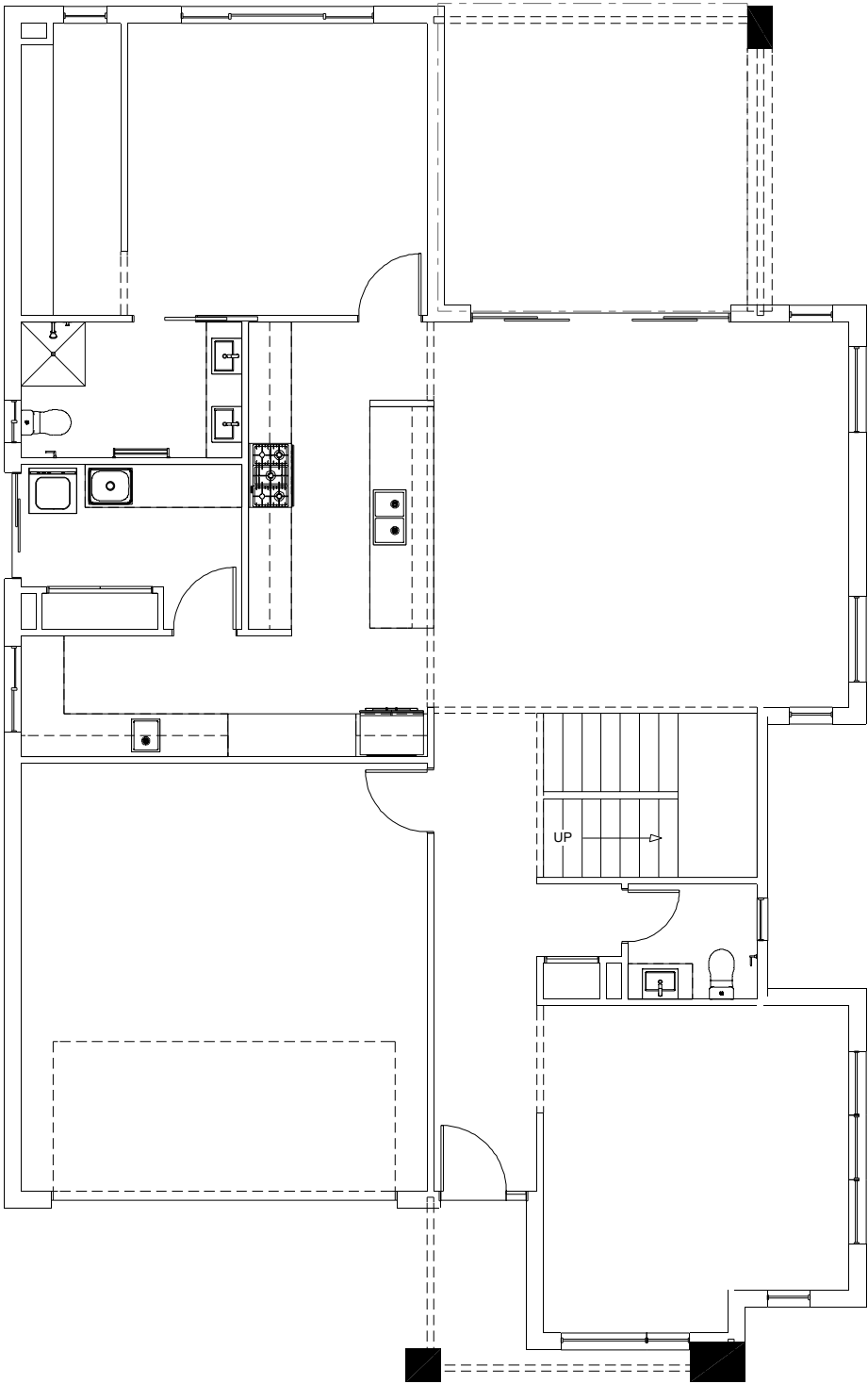
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

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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SOUTH BANK 385 Classic Streetscape Element Series	CONCEPT	17/04/2024	TOTAL FLOOR AREA = 385.1 m²		Min. Lot Width	14.5 m - 16 m	ELECTRICAL PLAN Scale 1:100 @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	145.3 m²	UF LIVING	139.6 m²				
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			GF TOTAL	206.8 m²	UF TOTAL	178.3 m²				