

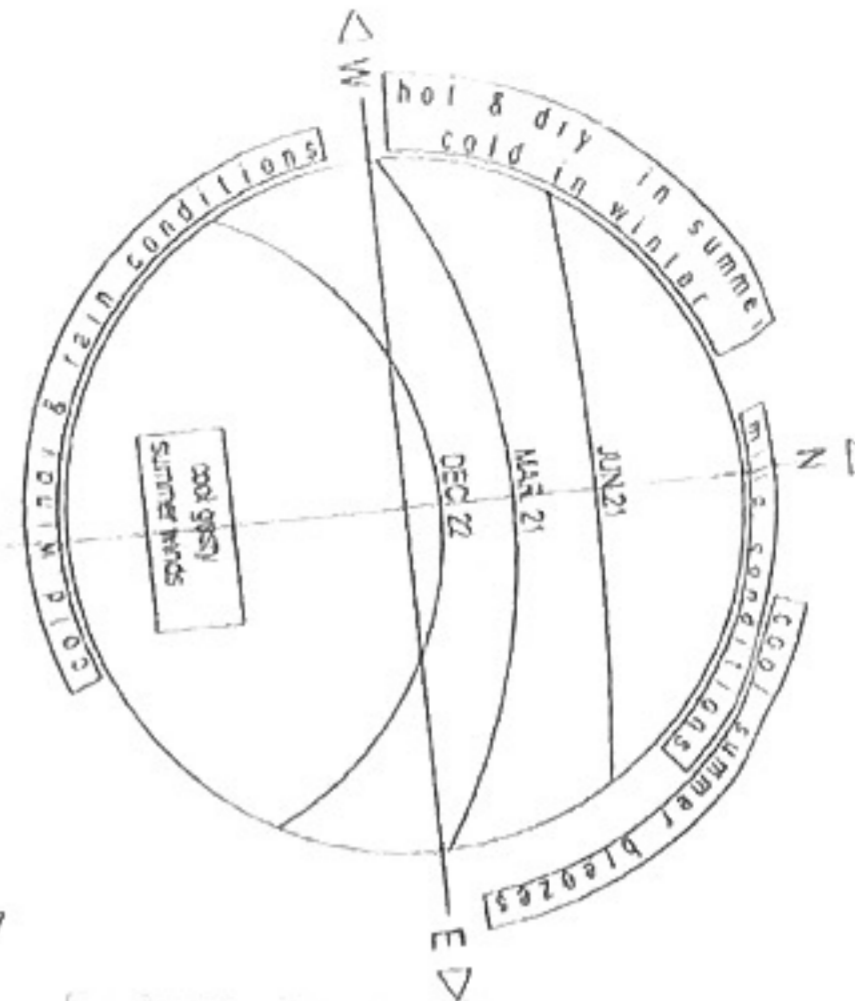
OK to Submit

THROOM FINISH CONCRETE DRIVEWAY AND CROSSOVER BY BUILDER (39m²) CUT NEW LAYBACK TO EXISTING KERB

NOTE SUFFICIENT ROOF WATER TO SATISFY BASIC REQUIREMENTS TO RUN TO 3000L RAINWATER TANK AS PER MANUFACTURER'S SPECS. TANK TO SIT ON BROOM FINISH CONCRETE PAD ALL BY BUILDER. TANK CONNECTED TO W.C.S. WASHING MACHINE & GARDEN TAP. OVERFLOW TO RUN TO STORMWATER DRAIN PITS TO COUNCIL'S SATISFACTION. PREFERRED POSITION OF OVERFLOW RELIEF GULLY (OR G) TO CONNECT TO POOL BACKWASH.

3 DP 1083567

2 DP 1083567



- STANDARD NOTES**
1. ALL WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALE.
 2. ALL ROOF BEAMS, LINTELS AND BRICKWORK ANGLES TO TRUSS/WALL FRAME MANUFACTURER'S SPECIFICATIONS AND ENGINEERS VERIFICATION.
 3. WC DOORS TO COMPLY WITH BCA VOL 2 PT 3.8.3.3.
 4. ALL WET AREAS TO BE COMPLETED IN ACCORDANCE WITH BCA VOL 2 PT 3.8.1.
 5. ENGINEER DESIGNED - PREFABRICATED TIMBER ROOF TRUSSES AS PER MANUFACTURER'S SPECIFICATIONS (600 CTS UNLESS NOTED OTHERWISE).
 6. 90MM PREFABRICATED TIMBER WALL FRAMES AS PER MANUFACTURER'S SPECIFICATIONS.
 7. BUILDER & TRADES ARE TO CONFIRM ALL MEASUREMENTS, DETAILS & SPECIFICATIONS PRIOR TO SET-OUT BE ORDERING OF MATERIALS.
 8. REPORT ANY ERRORS FOR CLARIFICATION/CORRECTION AS NO RESPONSIBILITY WILL BE TAKEN AFTER CONSTRUCTION HAS COMMENCED.
 9. ALL ELECTRICAL APPLIANCE & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATION FOR DETAILS OF ALL FIXTURES.
 10. SIZE AND LOCATION OF DOWNPIPES TO BE CONFIRMED ON SITE BY BUILDER.
 11. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT TRADE AND TECHNICAL MANUALS.

THIS IS THE PLAN FOR THE CONSTRUCTION OF DAIS/0134
27 APR 2015

LAMBENT AVENUE

CASUARINA WAY

1-Site Plan Scale 1:200

CONSTRUCTION PLANS

DATE 14/5/15

Builder's Copy
Pool Separate Application Required

coastline BUILDING CERTIFICATIONS GROUP PTY LTD
21/7 GREENWAY DRIVE
THREE HEADS SOUTH
NSW 2486
PHONE 07 5523 2629
FAX 07 5523 2722
Andrew Duggan
NSW BCB0101
(OLD) DBSA A710189

RENDERED BRICK LETTERBOX 900mm (H) x 750mm (W) x 350mm (D) WITH STANDARD POWDER COATED BLACK INSERT (NUMBERS NOT INCLUDE'D)

PREFERRED POSITION OF AUSDRAIN (OR UNDER DRIVEWAY IF NECESSARY)

(P) EASEMENT TO DRAIN SEWAGE 3 WIDE

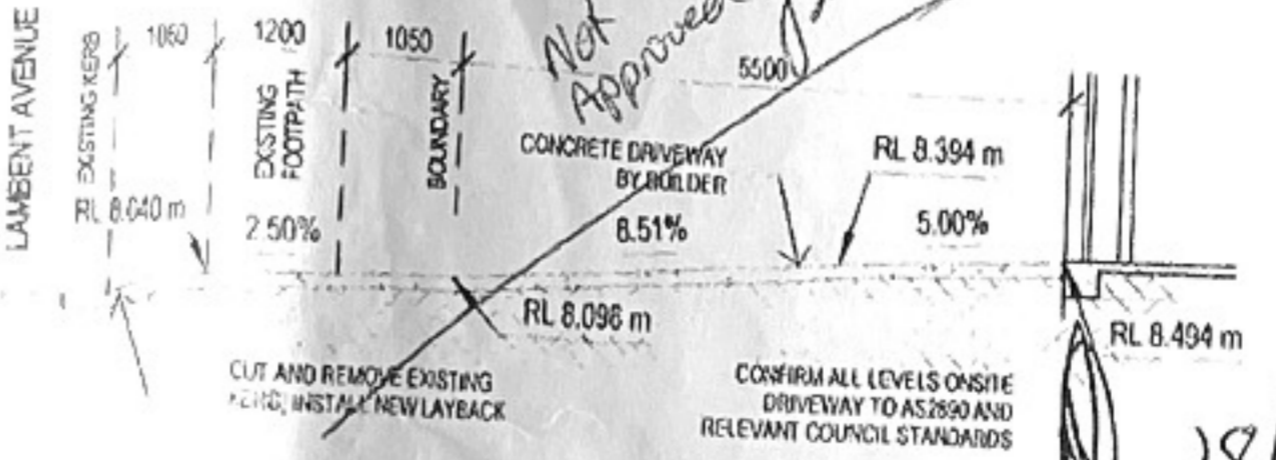
LEGEND

- [T] TELSIRA PIT
- [E] ELECTRICITY BOX
- [H] FIRE HYDRANT
- [W] WATER METER
- [Sun] LIGHT POLE
- [V] STOP VALVE
- [G] GULLY PIT
- [C] CONCRETE
- [S] SAPLING

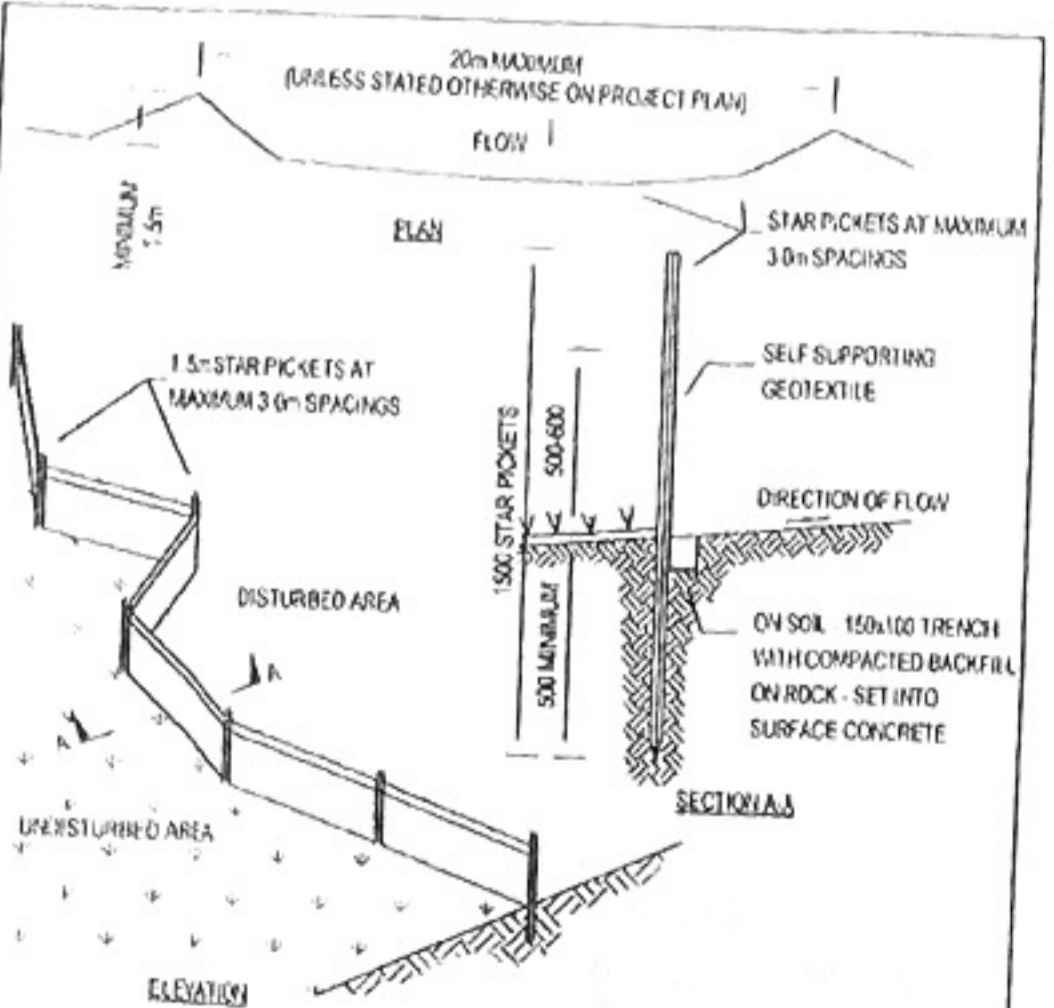
Site Coverage Calculations

Name	Area	Percentage Of Area Used
Paving Slabs	20.08 m ²	4.3%
Driveway	26.92 m ²	5.8%
Site Remaining	201.72 m ²	43.2%
Building Footprint	218.56 m ²	46.8%
Grand total: 4	467.27 m ²	100.0%

AREAS	
Ground Floor Living	156.29 m ²
First Floor Living	58.97 m ²
Alfresco	20.20 m ²
Garage	37.45 m ²
Porch	4.63 m ²
Balcony	10.59 m ²
Void	6.48 m ²
Grand total: 7	294.60 m ²
[ROOF]	262.57 m ²



(2) Driveway Longsection Scale 1:100



Construction Notes

1. Construct sediment fence as close as possible to parallel with the contours of the site.
2. Drive 1.5m long star pickets into ground, 3.0m apart.
3. Dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Backfill trench over base of fabric.
5. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
6. Join sections of fabric at support posts with a 150mm overlap.

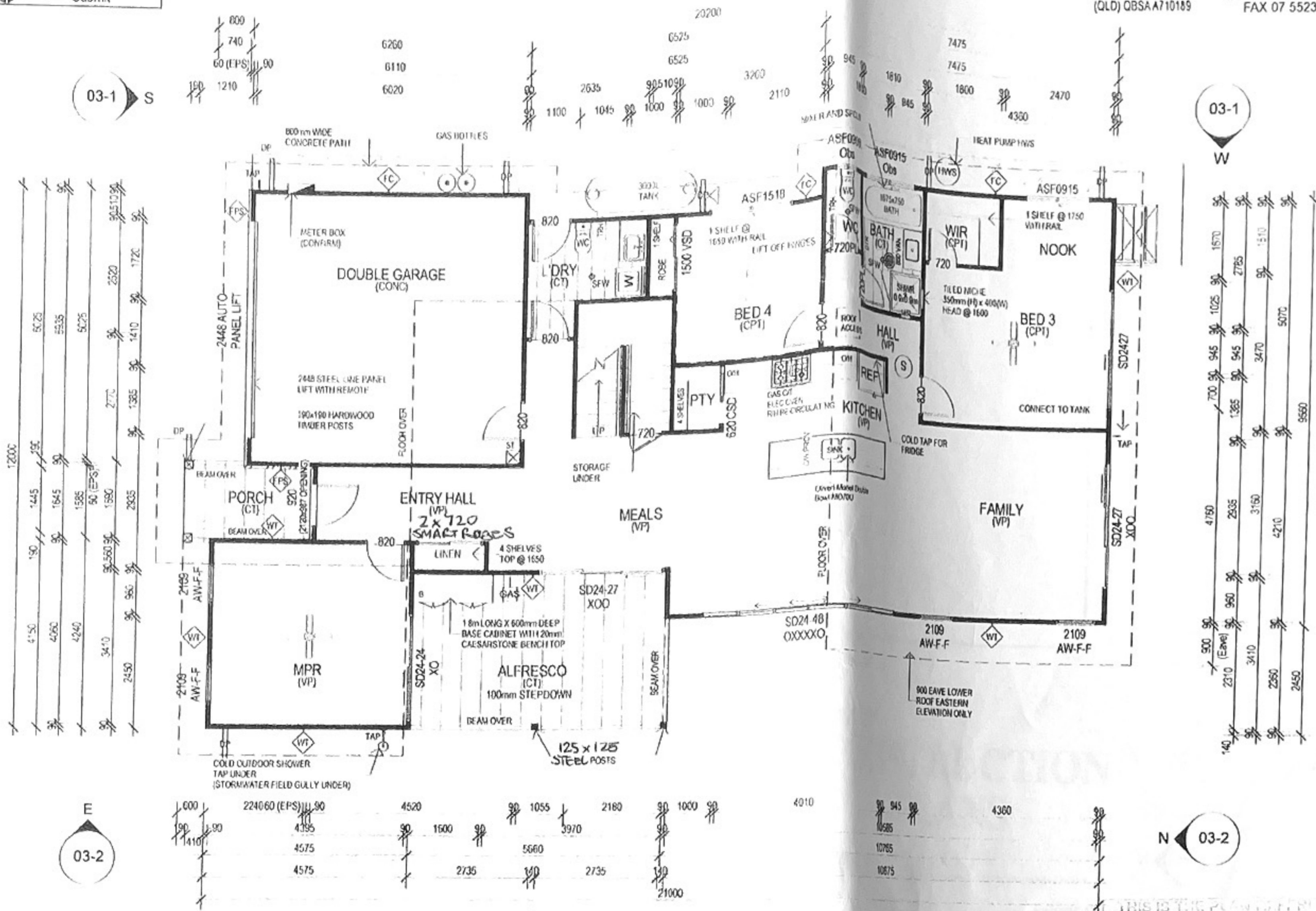
SEDIMENT FENCE SD6-8

3 Construction Issue 2 Mark ups incorporated 1 Client Review Rev Amendment	22/01/15 17/01/15 06/12/14 Date	 builders it solutions	G.J. Gardner HOMES <small>THIS DRAWING REMAINS THE PROPERTY OF G.J. GARDNER HOMES AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF G.J. GARDNER HOMES.</small> COPYRIGHT 2014	CLIENT	PROPOSED NEW RESIDENCE	GJ JOB NUMBER	SCALE	As Indicated
				DATE	FOR Victoria STUBBS	240209	DATE	22/01/2015
				BUILDER	AT Lot 55 DP1191156	PLAN	DRAWN	T.J.W
				DATE	No. 2 LAMBENT AVENUE	MODIFIED CURRUMBIN	CHECKED	
					CASUARINA NSW 2487	TITLE	JOB No.	DWG No.
						SITE PLAN	0704-GJ	01

OK to Submit

LEGEND	
ACD	AIR CONDITIONING DUCT
BG	BOX GUTTER TO DETAIL
CPT	CARPET
CT	CERAMIC TILES
CT	COOK TOP
DM	WALL DIVERTER MIXER
DP	DOWNPIPE
DPS	DOWNPIPE & SPREADER
DTR/TR	TOWEL RAIL (DOUBLE) / (SINGLE)
HT	HAND TOWEL RAIL
FFL	FINISHED FLOOR LEVEL
GFL	GARAGE FLOOR LEVEL
HWD	HARDWOOD DECKING
HWS	HEATPUMP HOT WATER SERVICE
MH	METRIC ELECTRICAL METER BOX
MR	MIXER AND RAIL
MX	MIXER
OH	OVERHEAD CUPBOARDS
720 PL	DOOR WITH PRIVACY LOCK
RH	RANGEHOOD (RE-CIRCULATING WITH CHARCOAL FILTER)
SD	STAIRDOWN
ST	SERVICES STACK
VP	VINYL PLANK FLOORING
TRH	TOILET ROLL HOLDER
WM	WASHING MACHINE
WC	TOILET

NOTE:
 DOWNPIPES TO BUILDING CORNERS ARE TO BE LOCATED 350mm FROM THE CORNER OF THE EXTERNAL WALL TO CENTRE OF THE DOWNPIPE



Builder's Copy

WALL SCHEDULE	
	WEATHEREX CLASSIC SMOOTH CLADDING 200mm
	FC SHEETING WITH PAINTED BATTENS
	RENDERED & PAINTED 60mm EPS CLADDING

AREAS	
Ground Floor Living	158.29 m ²
First Floor Living	58.97 m ²
Alfresco	20.20 m ²
Garage	37.45 m ²
Porch	4.63 m ²
Balcony	10.59 m ²
Void	6.48 m ²
Grand total: 7	294.60 m²

1 Ground Floor Plan
 Scale 1 : 100

CONSTRUCTION PLANS

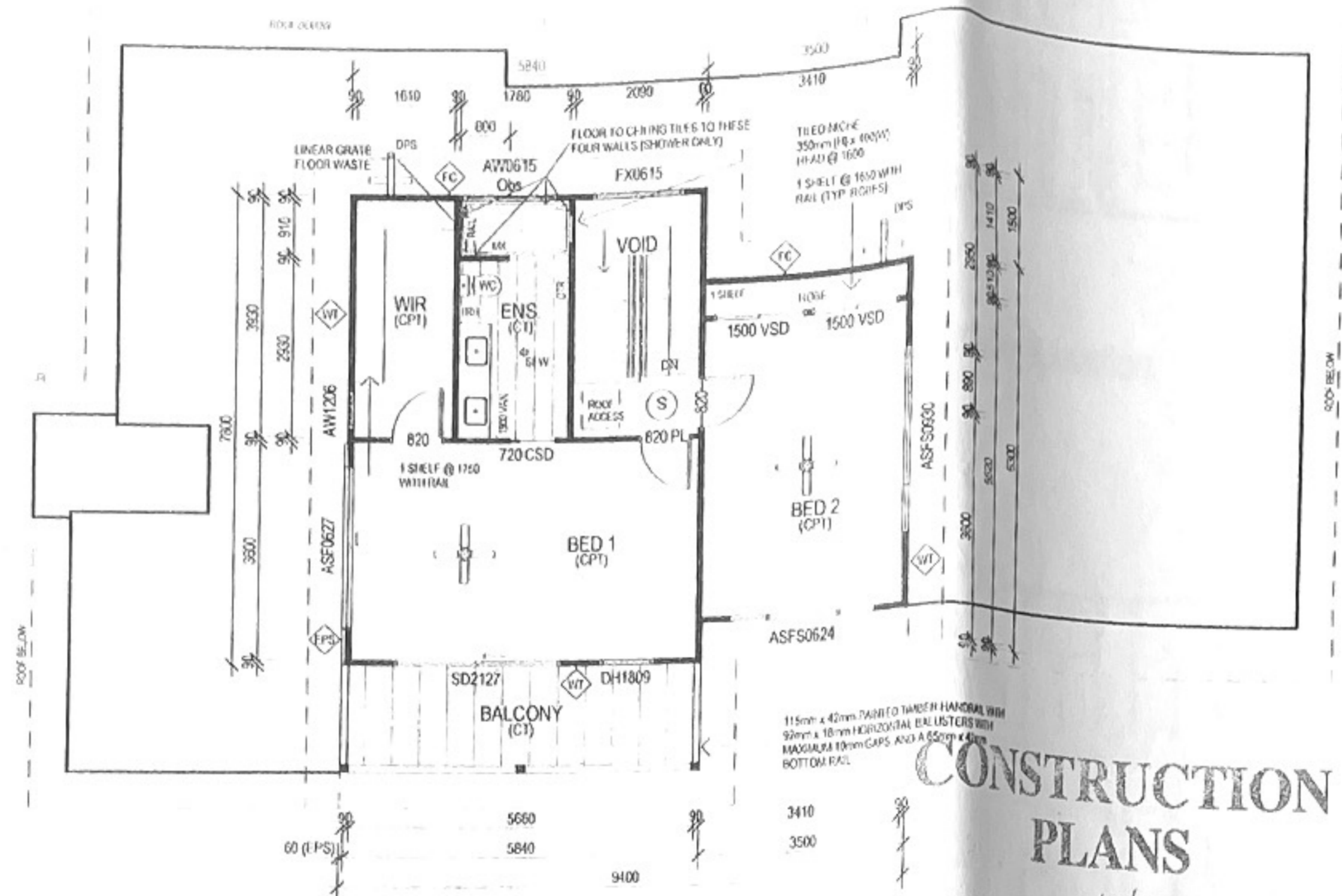
THIS IS THE PLAN TO BE USED TO IN THE DEVELOPMENT CONSULTING NO. DA15/0134.
 27 APR 2015

WINDOW OPENINGS SHOWN NOMINAL AND TO BE CONFIRMED WITH WINDOW MANUFACTURER

Rev 3 Construction Issue 2 Mark-ups Incorporated 1 Client Review Amendment Date 22/01/15 17/01/15 06/12/14		G.J. Gardner. HOMES COPYRIGHT 2014	CLIENT	PROPOSED NEW RESIDENCE	GJ JOB NUMBER	SCALE	As indicated
			DATE	FOR Victoria STUBBS	240209	DATE	22/01/2015
			BUILDER	AT Lot 55 DP1191156 No. 2 LAMBENT AVENUE CASUARINA NSW 2487	MODIFIED CURRUMBIN	DRAWN	T.J.W
			DATE		TITLE	JOB No.	DWG No.
					GROUND FLOOR PLAN	0704-GJ	02-1

03-1 S

03-1 W



LEGEND

ACD	AIR CONDITIONING DUCT
BG	BOX CUTTER TO DETAIL
CPT	CARPET
CT	CERAMIC TILES
CT	COCK TOP
DM	WALL DIVERTER MIXER
DP	DOWNPIPE
DP'S	DOWNPIPE & SPREADER
DTR / TR	TOWEL RAIL (DOUBLE) / (SINGLE)
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HWS	HEATPUMP HOT WATER SERVICE
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M/R	MIXER AND RAIL
MX	MIXER
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720 PL	DOOR WITH PRIVACY LOCK
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WM	WASHING MACHINE
WC	TOILET

NOTE:
DOWNPIPES TO BUILDING CORNERS ARE TO BE LOCATED 350mm FROM THE CORNER OF THE EXTERNAL WALL TO CENTRE OF THE DOWNPIPE

Builder's Copy *DA*

THIS IS THE PLACE TO SIGN TO AUTHORISE THE CONTRACTOR TO INSTALL THE DOWNPIPES
CONS. NO. DA15/0134
27 APR 2015
Signed: *[Signature]*

WALL SCHEDULE

WT	WEATHERTEX CLASSIC SMOOTH CLADDING 200mm
FC	FC SHEETING WITH PAINTED BATTENS
EPS	RENDERED & PAINTED 60mm EPS CLADDING

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Grand total:	7 294.60 m ²

CONSTRUCTION PLANS

DATE 14/5/15

coastline BUILDING CERTIFICATION GROUP PTY LTD
2/17 GREENWAY DRIVE TWEED HEADS SOUTH NSW 2486
Andrew Duggan (NSW) BP80101 (QLD) OBSA A710189
PHONE 07 5523 2629 FAX 07 5523 2722

28/1/15

1 First Floor Plan Scale 1:100

1 04-1

03-2 N

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			DATE _____	FOR Victoria STUBBS	240209	DATE	22/01/2015
			BUILDER _____	AT Lot 55 DP1191156 No. 2 LAMBENT AVENUE CASUARINA NSW 2487	PLAN MODIFIED CURRUMBIN	DRAWN	T.J.W
DATE _____		TITLE FIRST FLOOR PLAN	CHECKED		JOB No. 0704-GJ	DWG No. 02-2	

JS 28/1/15