

Project Details

DATE OF ISSUE

PROJECT No

LOCATION

16.04.21

199820 GJG

Lot No 1 St No 150 Church Lane
Cranebrook 2750 NSW

ZONING

SITE AREA

STREET No

LOT-s No

DP No

CONTOURS

SURVEY BY

BASIX CERT No

NatHERS CERT No

Lot Zone

Total Site Area 3.288 ha

Street No 150

Lot No 1

DP No 1231299

Contour Intervals .

Survey AHD BM xxxx

Basix Cert No

NatHERS Cert No

Gross Floor Areas:		m ²	Actual Bldg Site Cover
Building Area			
New Ground Floor Area	**222.52		
New Garage	**63.44		
New Portico/Porch	7.74		
New Alfresco	*35.77		
Rear Patio	*6.95		
			**336.42
New First Floor Area	180.89		
New Front Balcony 1	deleted		
New Rear Balcony 2	6.97		
New Rear Balcony 3	16.73		
			**204.59
			**541.01

New Total Bldg 541.01m2

Total Building Areas on Site: Total Bldg/s 541.01m2

Site Areas:

Total Site Area 3.288 ha

*Actual Bldg Site Cover 336.42m2

Building Site Cover 1.02%

Additional Hardsurface Area 277.00m2

Total Hardsurface & Total Bldg Site Cover 614.35 - 1.8%

Remaining Pervious Area - 98.2%

W/T - Roofwater Retention 100,000 L

Total Roof House Area 354.93m2

Suppliers must Refer to Stamped Construction Plans

NCC - Aus Standards & Regulations

Ventilation bca part 3.8.5

where an exhaust fan is required for ventilation the exhaust contaminated air must be extracted directly to outside the building by way of ducts.

a roof spaced may be used provided the roof space is ventilated

light bca part 3.8.41

artificial light per 16m2 of floor area

light bca part 3.8.4

skylights must provide at least 3% of floor area (if no other light source is provided)

Condensation Management

3.8.7.2 Pliable building membrane

(a)

Where a pliable building membrane is installed in an external wall, it must—

(i)

comply with AS/NZS 4200.1; and

(ii)

be installed in accordance with AS 4200.2; and

(iii)

be a vapour permeable membrane for climate zones 6, 7 and 8; and

(iv)

be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.

(b)

Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

installation of wall cladding

in accordance with the NCC vol 2

3.8.7.2 Pliable building membranes

Slow Combustion Fires

3.10.7.5 Installation of free standing heating appliances

The installation of a free standing heating appliance must comply with the following:

(a)The appliance must—

(i)be installed with safety clearances determined by testing in accordance with AS/NZS 2918; or

(ii)

be located not less than 1.2 m from adjoining walls (other than a masonry wall); or

(iii)

have a heat shield between the adjoining wall (other than a masonry wall)

Insert Fire Unit

The insert fireplace must be tested and passed the tests required by AS/NZS 2918.

AS 3959
BLD IN BUSHFIRE
PRONE AREAS

AS 2870
RESIDENTIAL SLABS
& FOOTINGS

AS 1684
RESIDENTIAL TIMBER
FRAMING
CONSTRUCTION- CODE

STANDARDS
AS/NZS

Construction to AUS Standards & NCC

AS 1860 Install Particleboard

AS 4060 Wind Loads

AS 2780 Residential Slabs & Footings

AS 3959 Building in Bushfire Prone Areas

AS/NZS 4357 AS 1684 Laminated Veneer Lumber

AS 3600 Termite Management NCC 3.1.3.3., 3.1.3.4.

AS 2049-AS 2050 Installation of Roof Tiles

AS 1562 Installation of Sheet Roof & Wall Cladding

NCC Part 3.8.7.2 Condensation management

AS 3700 Masonry

AS 3500 National Plumbing Code

AS 3786 Smoke Alarms

AS 1273 UPVC

AS/NZ 2179 Spec for Rain Goods

AS 2780 Residential Slabs & Footings

AS 3740 Water Proofing

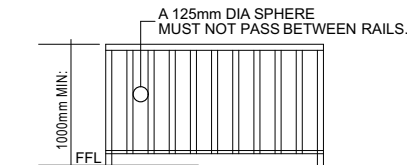
SITING OF WATER TANKS

POSITION OF WATER TANKS-INCL FIRE FIGHTING STORAGE TANKS ARE TO BE ASSESSED ON SITE.

ALL WATER TANKS ARE TO BE A MIN: OF 1.0m FROM SITE BDRYS AND CLEAR OF ALL SERVICES ABOVE AND OR BELOW GROUND.

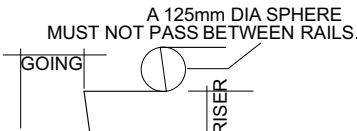
WATER TANKS ARE TO BE LOCATED BEHIND THE FRONT BLDG SETBACK.-UNO.

ALL WATER TANKS ARE TO BE CONNECTED TO A SUITABLY LOCATED DISPOSAL SYSTEM TO COUNCIL REQUIREMENTS AS PROPOSED.



A CONTINUOUS BALUSTRADE MUST BE PROVIDED ALONG THE SIDE OF ANY ROOF TO WHICH ACCESS IS PROVIDED, OR ANY STAIRWAY OR RAMP, ANY FLOOR CORRIDOR, HALLWAY, BALCONY, VERANDAH, MEZZANINE, ACCESS BRIDGE OR THE LIKE AND ALONG THE SIDE OF ANY PATH OF ACCESS TO A BUILDING IF IT IS NOT BOUNDED BY A WALL AND ANY LEVEL IS MORE THAN ONE METRE ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.

BALUSTRADES

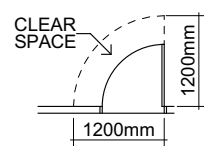


RISER		GOING	
MAX	MIN	MAX	MIN
190	115	355	240
SLOPE RELATIONSHIP			
2 x RISER + GOING			
MAX	MIN		
700	550		

STAIR SETOUT BCA Part 3.9.1

STAIRS

3.8.3.3
CONSTRUCTION OF SANITARY COMPARTMENTS
THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST-
(A) OPEN OUTWARDS; OR
(B) SLIDE; OR
(C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF
AT LEAST 1.2 M, MEASURED IN ACCORDANCE WITH FIGURE 3.8.3.3, BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.



NOTE: TOILET DOORS TO BE PROVIDED WITH REMOVABLE HINGES - ON ALL WC WITH A INTERNAL LENGTH OF 1900mm OR LESS.

A HANDRAIL MUST BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT



HANDRAILS

HANDRAILS WHERE INSTALLED MUST BE A MIN: OF 1.0m ABOVE A FLOOR OR LANDING AND A MIN: OF 865mm ABOVE THE NOSINGS OF A STAIR OR RAMP.

A HANDRAIL MUST BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT OR RAMP AND BE LOCATED ALONG THE FULL LENGTH OF THE FLIGHT OR RAMP EXCEPT IN THE CASE OF A WIDER AND A NEWEL POST IS PROVIDED AND OR WHERE THE HANDRAIL IS ASSOCIATED WITH A BALUSTRADE.

A HANDRAIL WOULD BE NOT REQUIRED WHERE THE FLIGHT CONSIST OF 5 RISERS OR LESS AS THE CHANGE IN ELEVATION IS LESS THAN 1.0m IN Ht.

Important Note - Reference should also be made to the NCC regarding condensation in buildings



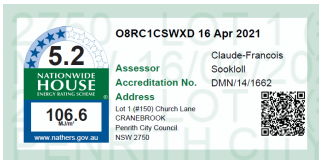
NCC 2019 Volume Two



NCC 2019 Guide to Volume One



BASIX



I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

Issue:		Details & Date:
1	*Preliminary Drawings	08.11.2020
2	*Preliminary Drawings	25.11.2020
3	*Preliminary Drawings	09.12.2020
A	*Office Review	28.01.2021
B	*DA plans for Basix	12.02.2021
C	*DA plans for submission	17.03.2021
D	*for basix. with balcony 1 deleted	13.04.21
	windows 15- 16 change	
E	*for basix.	14.04.2021
F	*DA Submission	16.04.21
*		
*		
*		
*		
*		
TOTAL:		*199820 02 of 25



1. USE BARRIERS AT ALL POINTS WHERE STORMWATER LEAVES THE SITE, TO PREVENT WASHING INTO GUTTERS.
2. INSTALL SEDIMENT BARRIER DOWN SLOPE OF DISTURBED AREA AND RETURN UP HILL.
3. REGULARLY MAINTAIN THESE CONTROLS AT NO LESS THAN 70% CAPACITY.
4. CUT BRICK, TILE OR MASONRY ON PERVIOUS AREA, GRASS OR LOOSENEED SOIL WITHIN THE BOUNDARIES.
5. REMOVE CONTROLS ONLY WHEN CONSTRUCTION IS COMPLETE.
6. DISPOSE OF SEDIMENT IN A SUITABLE LOCATION.
7. USE STABILIZED ENTRY CONTROL WHERE REQU: BY COUNCIL.

SEDIMENT CONTROL BARRIER

FOR BUILDING SETOUT AND IN GENERAL ALWAYS USE STAMPED APPROVAL PLANS

NOTE:

Frame Dimensions -

Dimensions on drawings are nominal dimensions to the structural

timber frames and DO NOT indicate the finished room sizes or ceiling heights.

Room Dimensions - Allowances

of up to, and at times greater than 40mm, must be made for finished room sizes measured between wall linings,

with allowances of up to, and at times greater than 80mm, when measured between

skirtings

Ceiling Heights - Are nominal

dimensions from concrete slab/ timber flooring to underside of roof trusses and/ or first floor joists. Allowances of up to, and at

times greater than 80mm, must be made for the finished ceiling height.

Brickwork Dimensions -

Dimensions on drawings are dimensioned to bricks only and do not include the thicknesses of any applied finishes. Allowances

of up to, and at times greater or less than 40mm must be made when measuring overall brickwork.

G.J. Gardner. HOMES

Builders Details

Sydney West NSW Lic No. 309650c

Blue Water
Manor Facade

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TO G.J. GARDNER HOMES

Prepared by 199820 GJG
Office 02 4758-6200
Building Designers
Contact: Greg McTavish
McTavish Design
Accredited NatHERS Assessor

CLIENT:

Miranda and Mauro Steffan

DRAWING TITLE:

STANDARDS AND REGULATIONS

SCALE

PROJECT: New 2 Storey Dwelling

Lot

Lot No 1

DP No 1231299

Street

150 Church Lane

Suburb

Cranebrook NSW

SHEET SIZE:

A3

JOB NO:

xxxxxx

DRAWN:

GM

DATE:

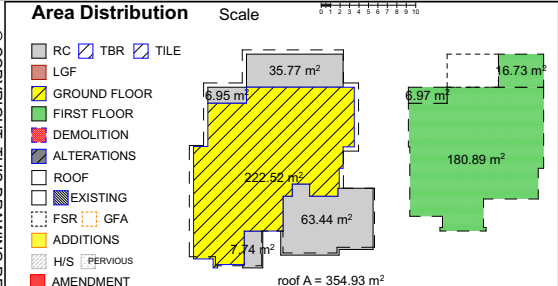
16.04.21

FLOOR
AREAS:

Ground Floor 222.52 m²
Garage 63.44 m²
Porch 7.74 m²
Alfresco 35.77 m²
Rear Patio 6.95 m²
First Floor 180.89 m²
Balc 1 deleted m²
Balc 2 6.97 m²
Balc 3 16.73 m²

TOTAL:

541.01 m²



DP 1231299

1

Proposed Level of Construction: AS 3959 BAL 29

100L water tank slab to be detached/separate from main house slab

100L water tank

discharge stormwater from tank to inground trench to council requirements

a/c unit

first floor over shown dashed

meter box

19.206

19.89

19.79

19.56

19.36

19.18

19.00

18.82

18.64

18.46

18.28

18.10

17.92

17.74

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17.20

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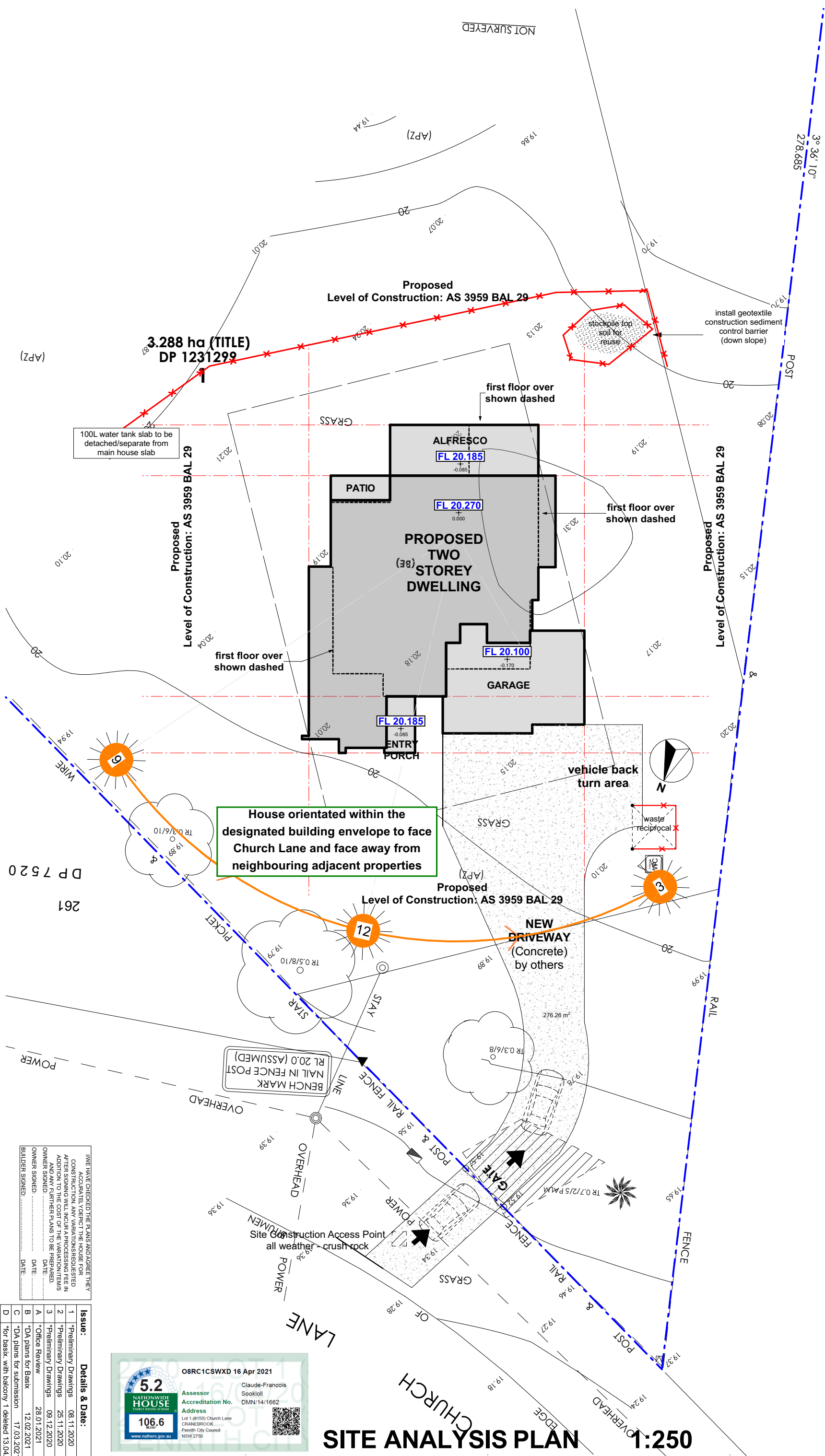
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<div><div>G.J. Gardner. BUILDERS</div><div>Builders Details</div><div>Sydney West NSW Lic No. 309650C</div></div>		<div><div>Blue Water</div><div>Manor Facade</div><div>© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES</div></div>	
<div><div>Prepared by Office 199820 GJG 020 4758-6200</div><div><div>Building Designers</div><div>Contact Greg McTavish McTavish Design</div><div>Accredited NATHERS Assessor</div></div></div>		<div><div>CLIENT:</div><div>Miranda and Mauro Steffan</div></div>	
<div><div>PROJECT: New 2 Storey Dwelling</div></div>		<div><div><div>SHEET SIZE: A3</div><div>FLOOR AREAS:</div></div></div>	
<div><div>Lot</div><div>Lot No 1</div><div>DP No 1231299</div></div>		<div><div>Ground Floor 222.52 m²</div><div>E 14.04.2021</div></div>	
<div><div>Street</div><div>150 Church Lane</div><div>Cranebrook NSW</div></div>		<div><div>Garage 63.44 m²</div><div>F 16.04.21</div></div>	
<div><div>Suburb</div></div>		<div><div>Porch 7.74 m²</div><div>* DA Submission</div></div>	
<div><div>JOB NO:</div><div>xxxxxx</div></div>		<div><div>Alfresco 35.77 m²</div><div>2</div></div>	
<div><div>DRAWN:</div><div>Rear Patio 6.95 m²</div><div>2</div></div>		<div><div>First Floor 180.89 m²</div><div>2</div></div>	
<div><div>G/M</div><div>Balc 1 deleted m²</div><div>0</div></div>		<div><div>Balc 2 6.97 m²</div><div>1</div></div>	
<div><div>DATE:</div><div>16.04.21</div></div>		<div><div>Balc 3 16.73 m²</div><div>1</div></div>	
<div><div>TOTAL:</div><div>541.01 m²</div></div>		<div><div>*199820 07 of 25</div></div>	

<p>OWNER SIGNATURE: _____ DATE: _____</p> <p>OWNER SIGNED: _____ DATE: _____</p>	<p>Issue:</p> <p>1. Preliminary Drawings 08.11.2020</p> <p>2. Preliminary Drawings 25.11.2020</p> <p>3. Preliminary Drawings 09.12.2020</p> <p>A. Office Review 28.01.2021</p> <p>B. IDA plans for Bank 12.02.2021</p> <p>C. IDA plans for Bank 12.02.2021</p>
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
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HOUSE
OF PRAYER OF THE AMERICAS

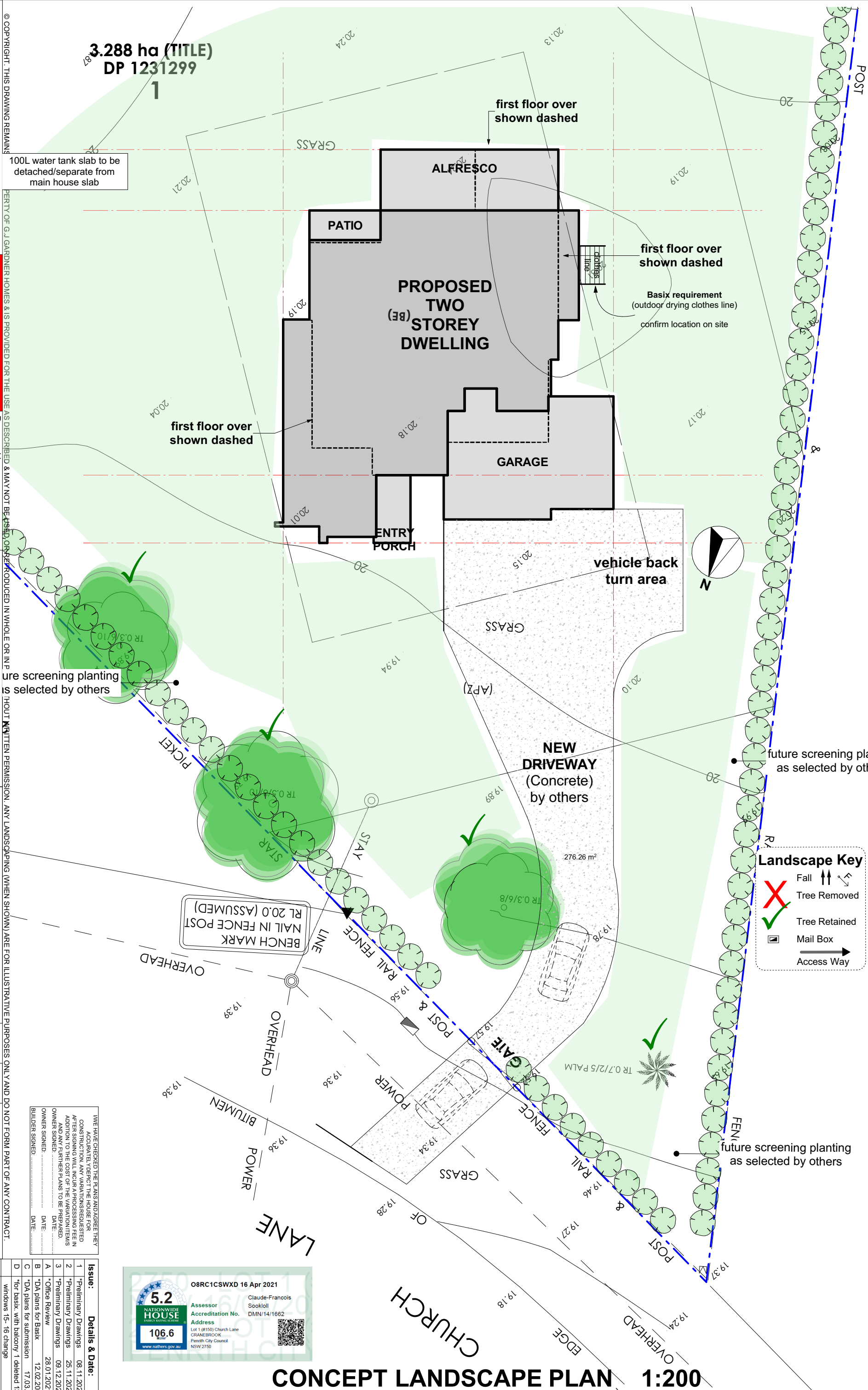
106.6
MHz
www.nhpa.org.au

O8RC1CSWXD 16 Apr 2021

Assessor
Accreditation No.
Address
Lot 1 18150 Church Lane
CRANBROOK
Penrith City Council
NSW 2750

Claude-Francois
Sooklill
DMN/14/1662





Issue:	Details & Date:	
1	*Preliminary Drawings	08.11.2020
2	*Preliminary Drawings	25.11.2020
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CLIENT: Miranda and Mauro Steffan	PROJECT: New 2 Storey Dwelling	SHEET SIZE: A3	FLOOR	
			Ground Floor 222.52 m²	
DRAWING TITLE: SITE CONCEPT LANDSCAPE PLAN SCALE 1:200	Lot Street Suburb	Lot No 1 150 Church Lane Cranebrook NSW	DP No 1231299	Porch 7.74 m²
				Atrisco 35.77 m²
				Rear Patio 6.95 m²
				First Floor 180.89 m²
				Balc 1 deleted m²
				Balc 2 6.97 m²
				Balc 3 16.73 m²
				TOTAL: 541.01 m²

DRAWING TITLE:
SITE CONCEPT LANDSCAPE PLAN
SCALE 1:200

Lot	Lot NO 1	DT NO 1231233
Street	150 Church Lane	
Suburb	Cranebrook NSW	

SHEET SIZE	A3	JOB NO:	xxxxxx
		DRAWN:	GM
DATE:		16.04.21	

FLOOR	Ground Floor 222.52 m ²
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TOTAL:	541.01 m²

G.J. Gardner. HOMES
Builders Details
Sydney West NSW Lic No. 30966500

Blue Water
Manor Facade
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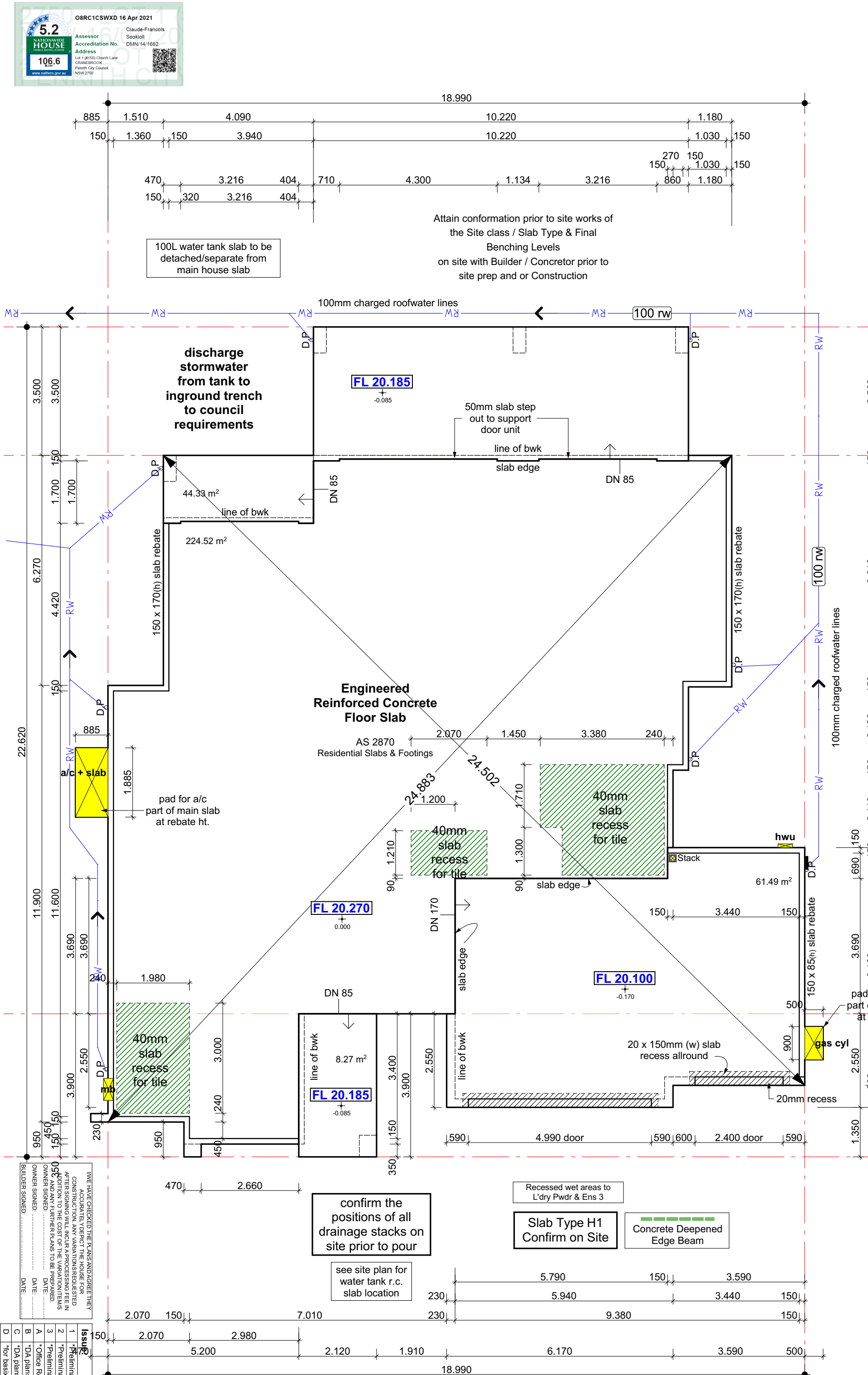
Prepared by
Office (62) 4758-6200
199820 G/G

Building Designers

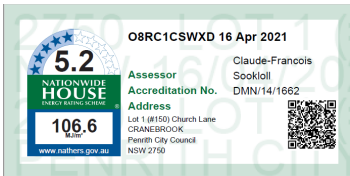
Contact: Greg McTavish

McTavish Design

Accredited NATHERS Assessor



GROUND FLOOR SLAB & DRAINAGE PLAN 1:100



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G.J. Gardner. HOMES

Builders Details

Sydney West NSW Lic No. 309650C

Blue Water

Manor Facade

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Prepared by
Office 02 4788 6200
199820 G.J.G

Building Designers

Contact: Gred McLay
M c t a v i s h D e s i g n

Accredited NATHERS Assessor

CLIENT:
Miranda and Mauro Steffan

PROJECT: New 2 Storey Dwelling

Lot
Street
Suburb

Lot No 1
150 Church Lane
Cranebrook NSW

DP No 1231299

JOB NO.: xxxxxx

DRAWN: GJM

DATE: 16.04.21

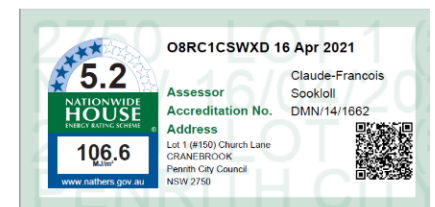
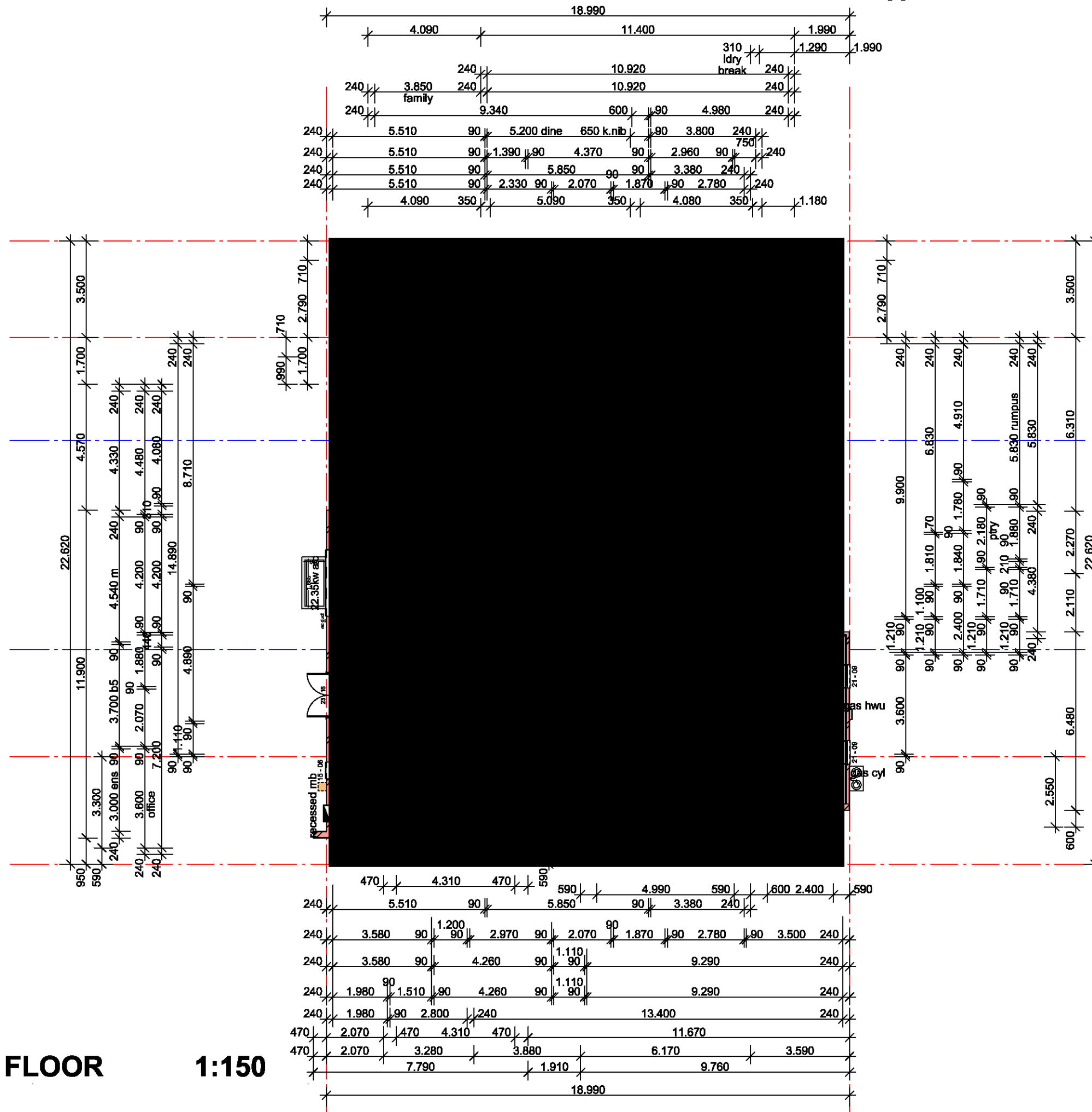
SHEET SIZE:
A3

FLOOR AREAS:

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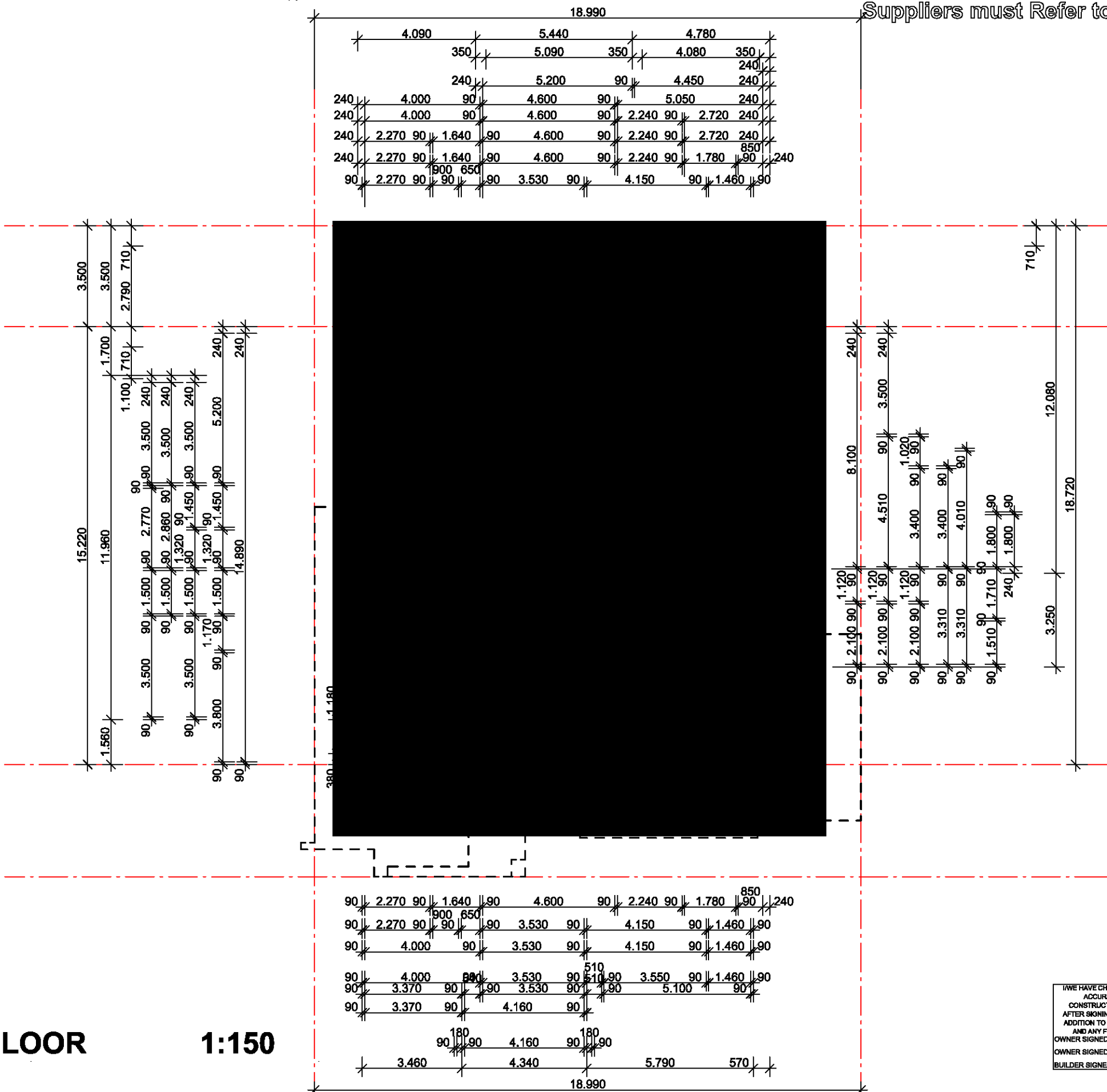
Issues Details & Date:

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*		
*		
*		
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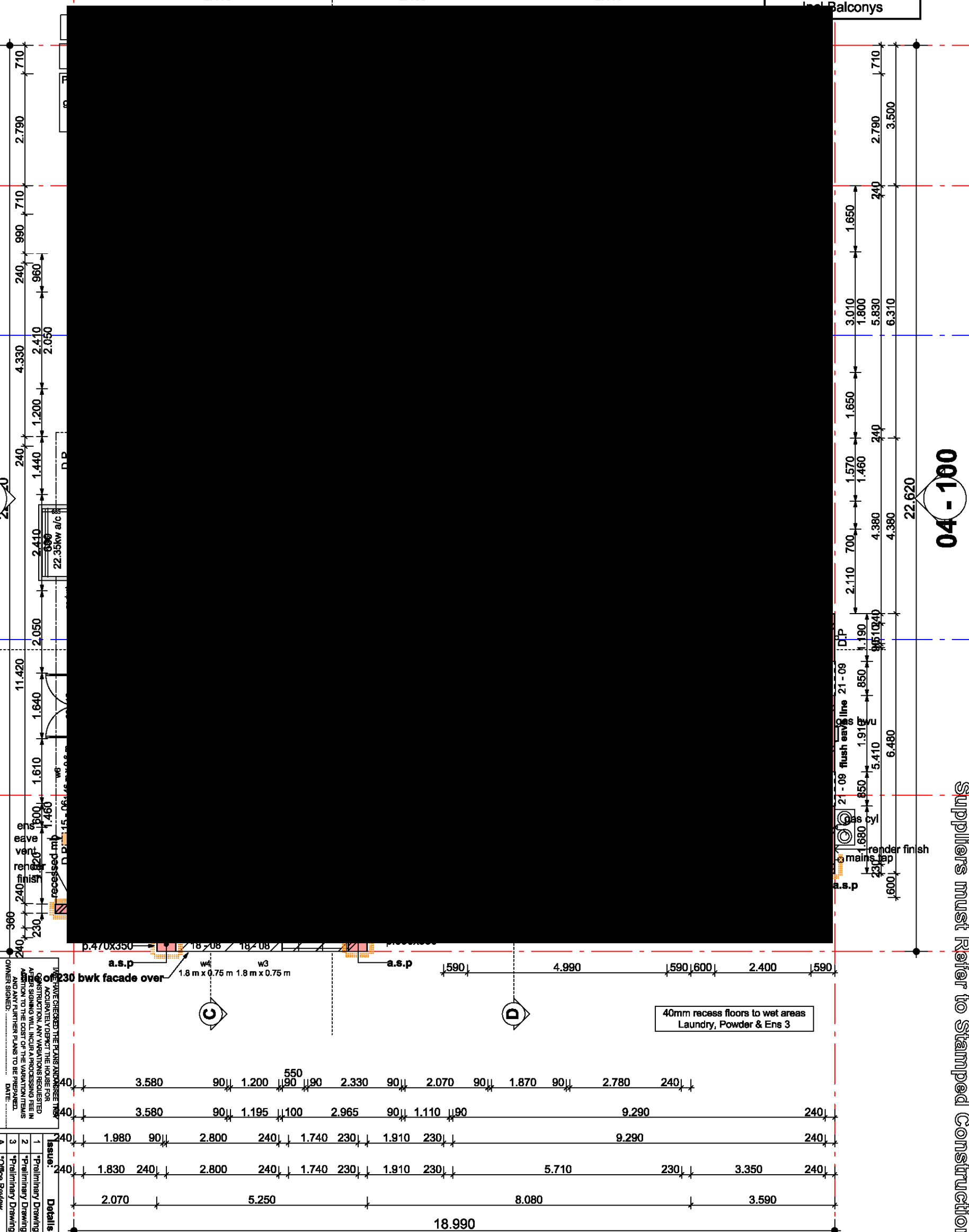
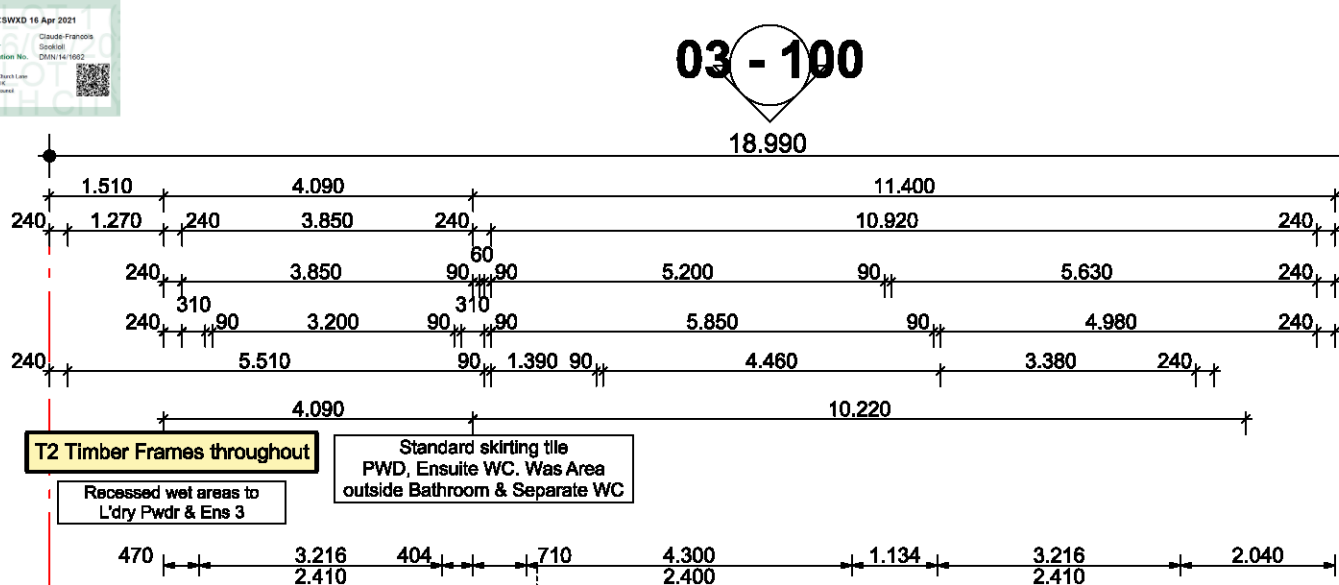
I/WE HAVE CHECKED THE PLANS AND AGREE THEY
 ACCURATELY DEPICT THE HOUSE FOR
 CONSTRUCTION. ANY VARIATIONS REQUESTED
 AFTER SIGNING WILL INCUR A PROCESSING FEE IN
 ADDITION TO THE COST OF THE VARIATION ITEM(S)
 AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: _____ DATE: _____
 OWNER SIGNED: _____ DATE: _____
 BUILDER SIGNED: _____ DATE: _____





A: = New Total Bldg
541.01m2
 Incl Alfresco
 Incl Entry Porch
 Incl Rear Patio
 Incl Balconys



GROUND FLOOR PLAN 01 - 100

1:100

G.J. Gardner. HOMES
Builders Details
Sydney West NSW Lic No. 3096500

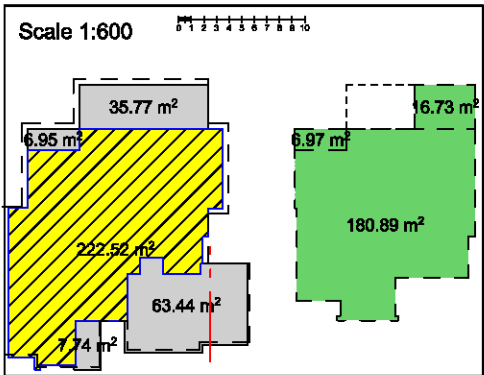
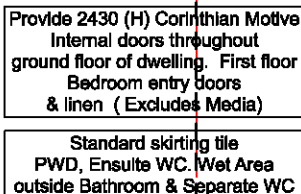
Blue Water
Manor Facade
 Prepared by 198820 G.
 Office 424-758-6200
Building
Designers
 Contact: Greg McTavish
McTavish Design
 Associated With: NEEDS Associates

CLIENT:	PROJECT: New 2 Storey Dwelling		
Miranda and Mauro Steffan			
DRAWING TITLE:			
GROUND FLOOR PLAN			
SCALE 1:100			
	Lot	Lot No 1	DP No 1231289
	Street	150 Church Lane	
	Suburb	Cranebrook NSW	

JOB NO.:	XXXXXX	SHEET SIZE:	FLOOR
		A3	
DRAWN:		AREAS:	
G/M		Ground Floor	222.52 m ²
		Garage	63.44 m ²
		Porch	7.74 m ²
		Attic	35.71 m ²
		Rear Patio	6.95 m ²
		First Floor	190.89 m ²
		Balc 1	deleted m ²
		Balc 2	6.97 m ²
		Balc 3	16.73 m ²
DATE:	16.04.21	TOTAL:	544.04 m ²

E	*for baek 14.04.2021	
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***100820 12 of 25**



01 - 100

FIRST FLOOR PLAN 1:100

WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY IDENTIFY THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: _____ DATE: _____

BUILDER SIGNED: _____ DATE: _____

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Blue Water
Manor Facade

Prepared by
Office (42) 4758-6200
199820.GJG

**Building
Designers**

Contact: Greg McTavish

McTavish Design

Accredited NAIERS Assessor

CLIENT:
Miranda and Mauro Steffan

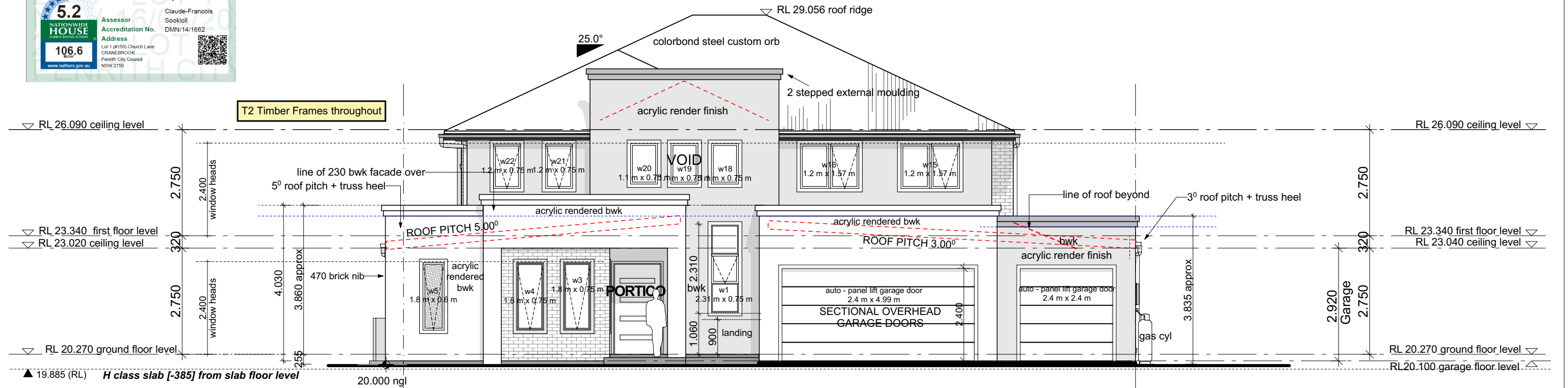
DRAWING TITLE:
FIRST FLOOR PLAN
SCALE 1:100, 1:600

PROJECT:	New 2 Storey Dwelling	
Lot	Lot No 1	DP No 1231299
Street	150 Church Lane	
Suburb	Cranebrook NSW	

SHEET SIZE	A3	JOB NO:	XXXXXXXX
		DRAWN: GM	
DATE:		16.04.21	

FLOOR	Ground Floor 222.52 m²
AREAS:	Garage 63.44 m²
	Porch 7.74 m²
	Attic 35.17 m²
	Rear Patio 6.95 m²
	First Floor 180.88 m²
	Balc 1 deleted m²
	Balc 2 6.97 m²
	Balc 3 16.73 m²
TOTAL:	541.01 m²

E	*for baalix.. 14.04.2021
F	*DA Submission 16.04.21
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The drawing is a detailed architectural elevation of a two-story residential building. The structure features a gabled roof with a 25.0° pitch on the left side and a 5.00° pitch on the right side. The roof is finished with colorbond steel custom orb and includes colorbond steel gutters and fascia fitted with metal gauge gutter & valley guard. A whirly bird roof ventilation is located at the peak. The building has a face brick finish on the lower level and an acrylic render finish on the upper level. The ground floor includes an alfresco area, a patio, a living area with a fireplace, a dining area, and a kitchen with a 22.35kw a/c unit. The first floor consists of three bedrooms (w23, w24, w25) and a bathroom. The roof also features a 7.0kW Photovoltaic system. The drawing includes various structural details such as a 470 brick nib, a recessed door, and a 2400 window head height to FF. The drawing is oriented with the front of the house to the left. The drawing includes a north arrow pointing towards the top right. The drawing includes a scale bar indicating 0, 3.740, and 3.890 meters. The drawing includes a title block with the following information:
 Project: [redacted]
 Drawing: [redacted]
 Date: [redacted]
 Drawn by: [redacted]
 Checked by: [redacted]
 Approved by: [redacted]
 The drawing is a technical drawing and should be used as a guide only. It is not to be used for construction without the approval of the architect.

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Issue:	Details & Date:
1	*Preliminary Drawings 08.11.2020
2	*Preliminary Drawings 25.11.2020
3	*Preliminary Drawings 09.12.2020
A	*Office Review 28.01.2021
B	*DA plans for Basix 12.02.2021
C	*DA plans for submission 17.03.2021
D	*for basix, with balcony 1 deleted 13.04.21 windows 15- 16 change
E	*for basix, 14.04.2021
F	*DA Submission 16.04.21
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	*199820 14 of 25

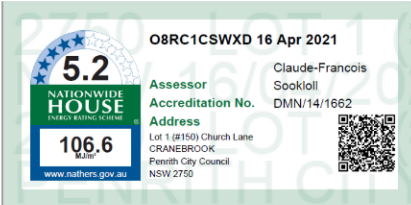


Issue:	Details & Date:	
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E	*for basix.	14.04.2021
F	*DA Submission	16.04.21
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***199820 15 of 25**



SECTION A 1:100



SECTION B 1:100

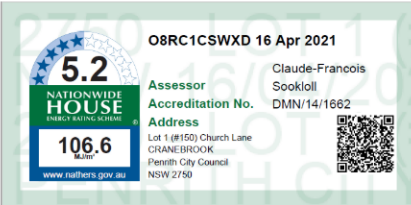
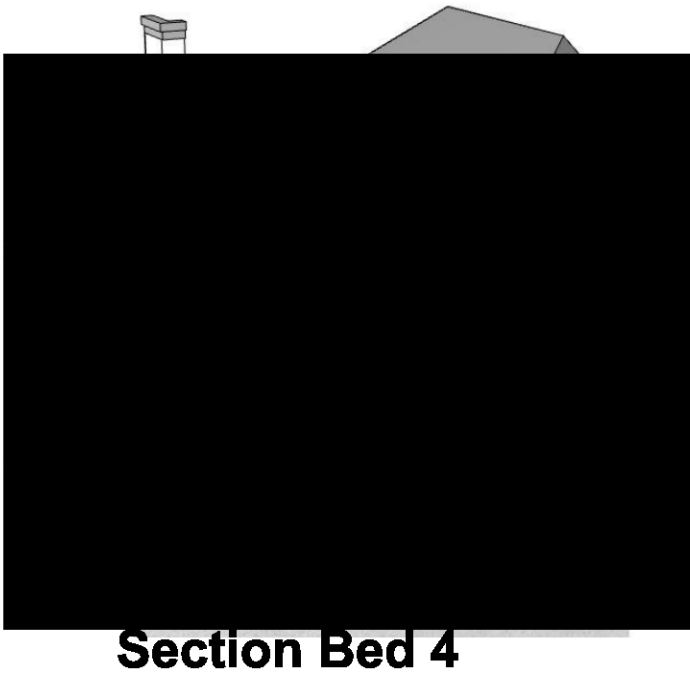
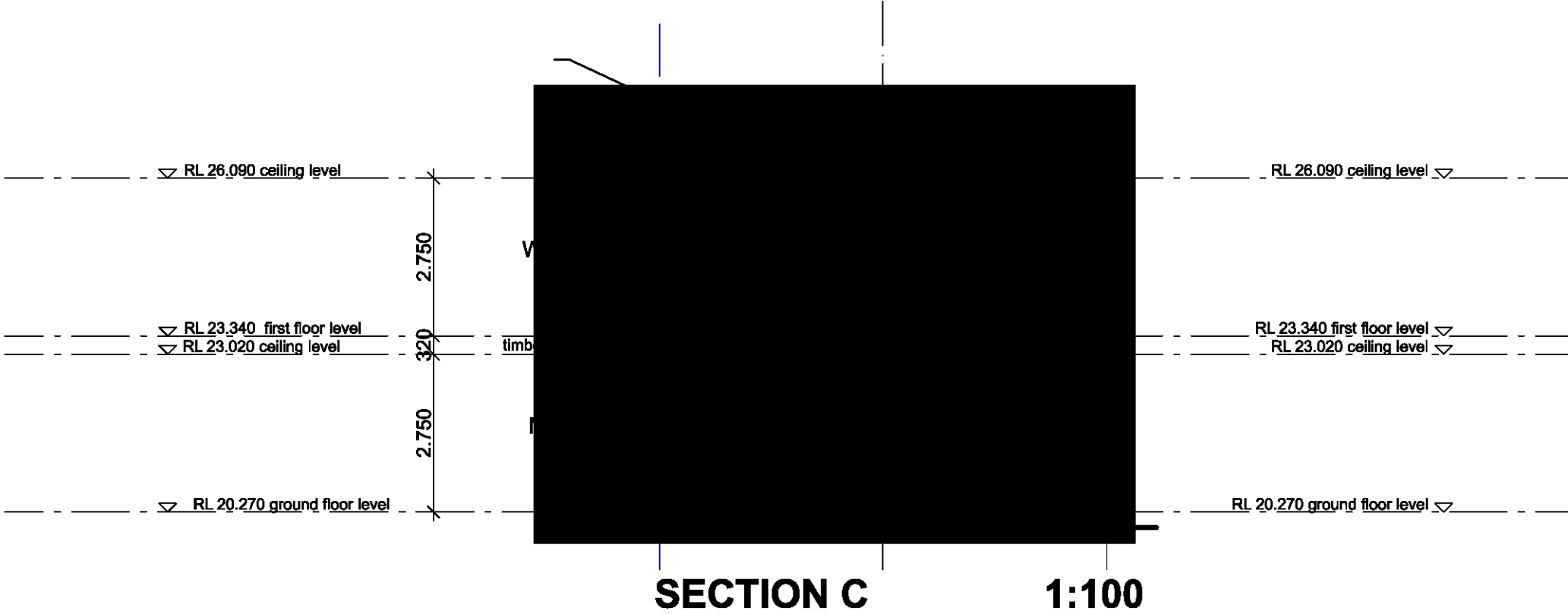
Important Note - Reference should also be made to the NCC regarding condensation in buildings

WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.		Issue: Details & Date:	
OWNER SIGNED:	DATE:	1	*Preliminary Drawings 08.11.2020
BUILDER SIGNED:	DATE:	2	*Preliminary Drawings 25.11.2020
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		E	windows 15- 16 change
		F	*for basix. 14.04.2021
			*DA Submission 16.04.21
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			*199820 16 of 25

FLOOR AREAS:

Ground Floor 222.52 m²
Garage 63.44 m²
Porch 7.74 m²
Alfresco 35.77 m²
Rear Patio 6.95 m²
First Floor 180.89 m²
Balc 1 deleted m²
Balc 2 6.97 m²
Balc 3 16.73 m²
541.01 m²

TOTAL:



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		E	*for basix. 14.04.2021
		F	*DA Submission 16.04.21
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			*199820 17 of 25

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G.J. Gardner.

HOMES

Builders Details

Sydney West NSW Lic No. 309650c

Blue Water

Manor Facade

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Prepared by
Office 02 4758-6200
Building Designers
Contact: Greg McTavish
McTavish Design
Accredited NatHERS Assessor

CLIENT:
Miranda and Mauro Steffan

DRAWING TITLE:
SECTIONS C & D & BED 4 BALCONY
SCALE 1:100

PROJECT: New 2 Storey Dwelling

Lot

Street

Suburb

Lot No 1

150 Church Lane

Cranebrook NSW

DP No 1231299

SHEET SIZE:
A3

JOB NO: xxxxxx

DRAWN:
GM

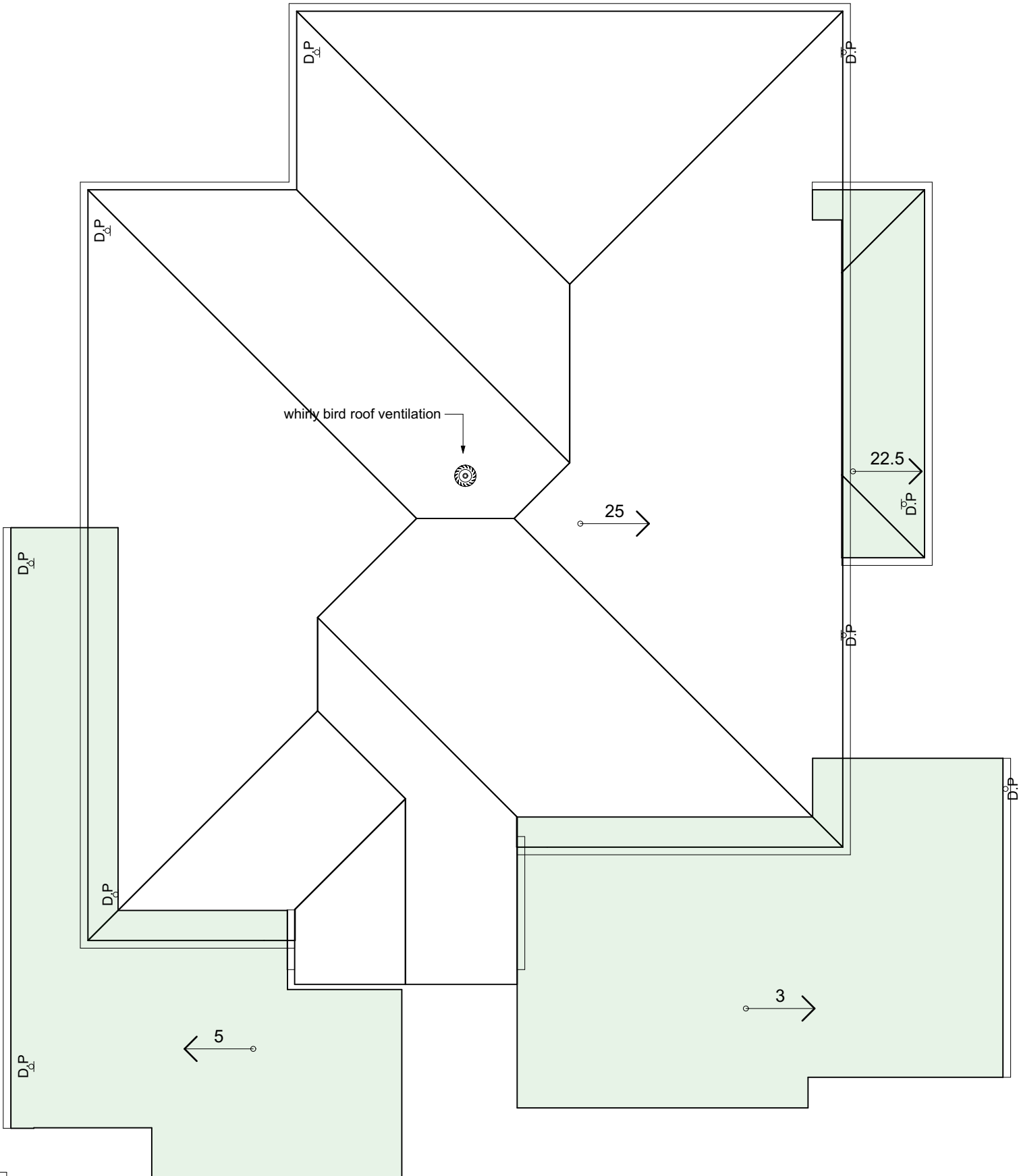
DATE: 16.04.21

FLOOR AREAS:

Ground Floor 222.52 m²
Garage 63.44 m²
Porch 7.74 m²
Alfresco 35.77 m²
Rear Patio 6.85 m²
First Floor 180.89 m²
Balc 1 deleted m²
Balc 2 6.97 m²
Balc 3 16.73 m²
541.01 m²

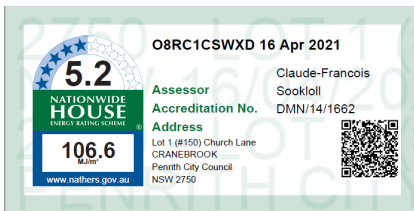
TOTAL:

Document Set ID: 9553479
Version: 1, Version Date: 20/04/2021



ROOF PLAN

1:100



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G.J. Gardner. HOMES
Builders Details
Sydney West NSW Lic No. 309

**Blue Water
Manor Facade**

Prepared by
Office (02) 4758-6200
199820 GUG

Building Designers

Contact: Greg McTavish

McTavish Design

Accredited NAtHERS Assessor

CLIENT:
Miranda and Mauro Steffan

DRAWING TITLE:
ROOF PLAN

SCALE 1:100

PROJECT: New 2 Storey Dwelling

Lot	Lot No 1	DP No 1231299
Street	150 Church Lane	
Suburb	Cranebrook NSW	

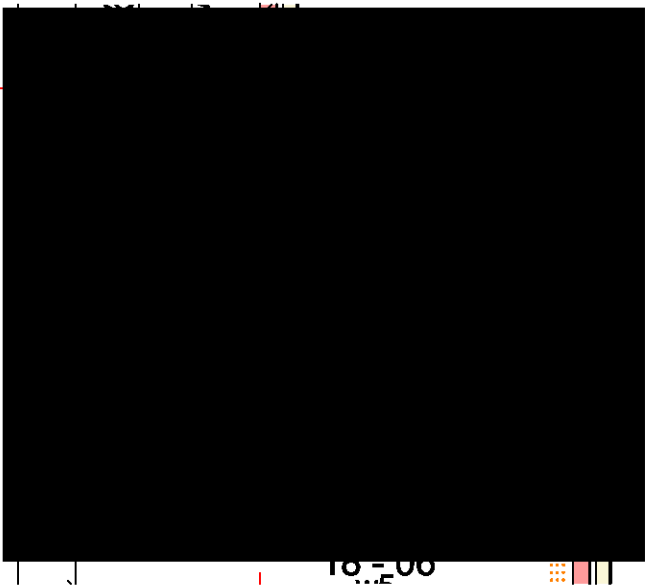
SHEET SIZE	
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JOB NO:	xxxxxx
DRAWN: GM	
DATE:	16.04.21

FLOOR AREAS:	Alfresco 35.77 m ²
	Rear Patio 6.95 m ²
	First Floor 180.89 m ²
	Balc 1 deleted m ²
	Balc 2 6.97 m ²
	Balc 3 16.73 m ²
TOTAL:	541.01 m²

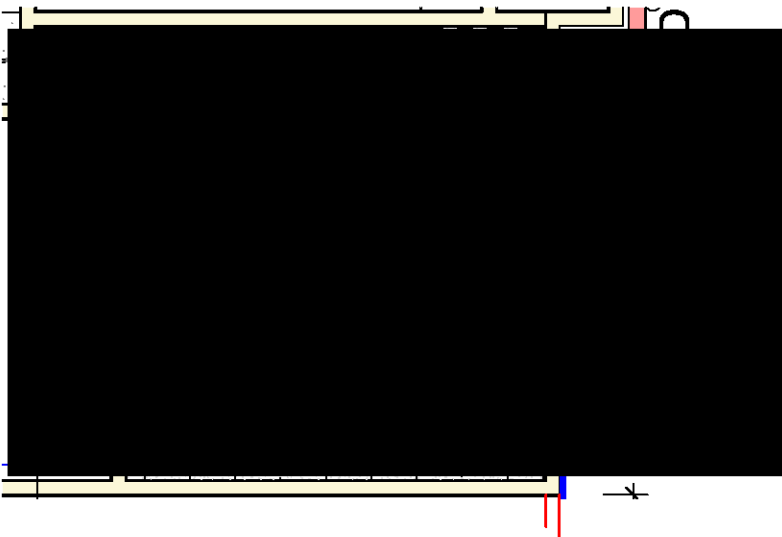
OWNER SIGNED: _____ DATE: _____

BUILDER SIGNED: _____ DATE: _____

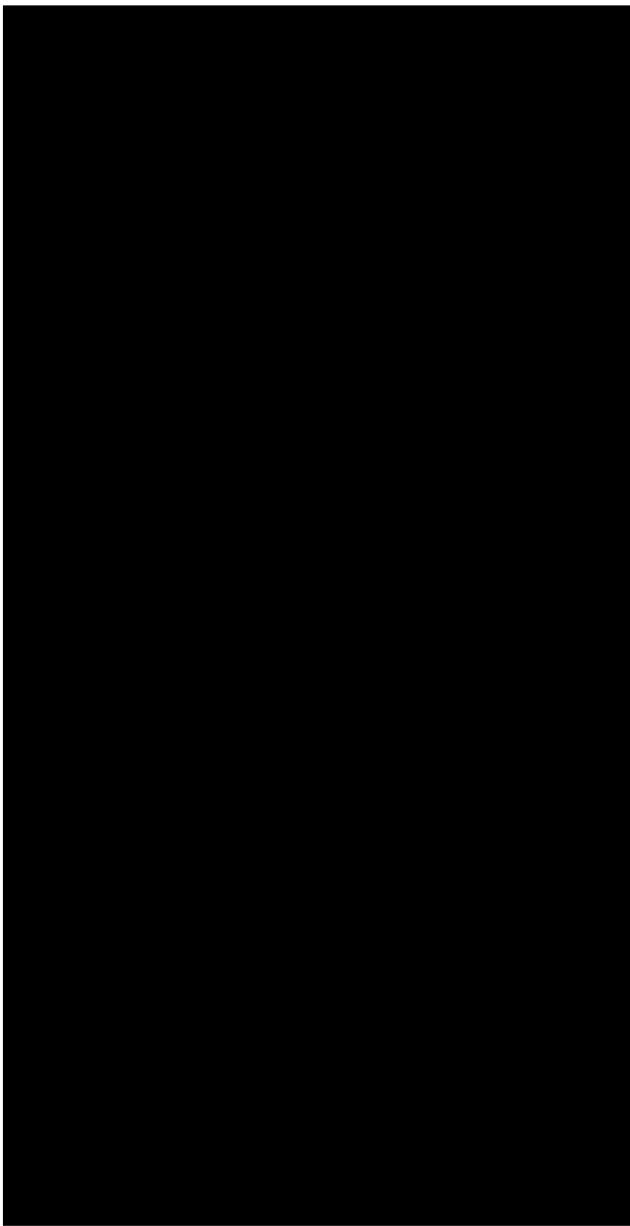
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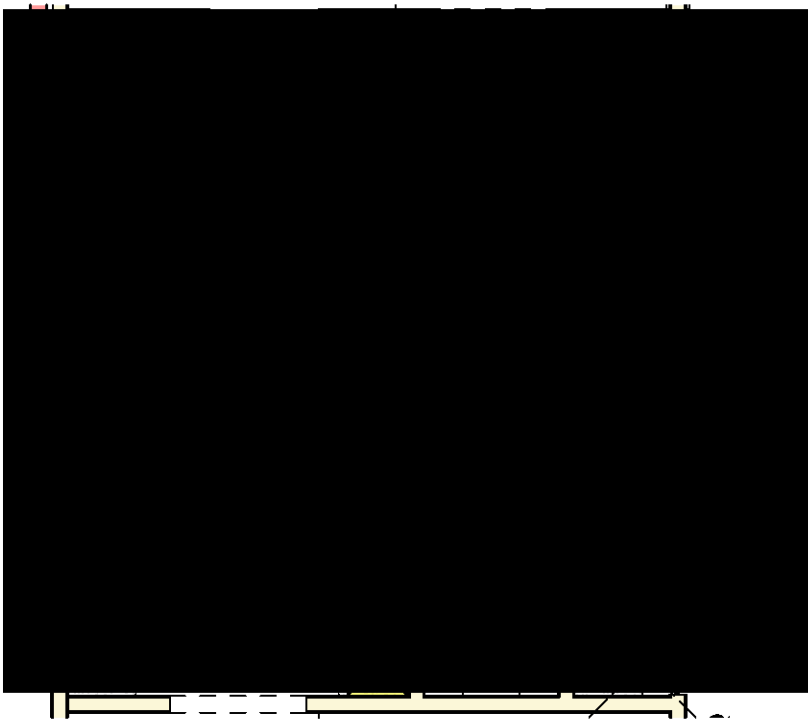
GF ENS 3 1:50



GF LAUNDRY 1:50



FF ENS 1 - ENS 2 1:50



FF BATH - VANITY - WC 1:50



I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.		Issue: Details & Date:	
OWNER SIGNED:	DATE:	1	*Preliminary Drawings 08.11.2020
OWNER SIGNED:	DATE:	2	*Preliminary Drawings 25.11.2020
BUILDER SIGNED:	DATE:	3	*Preliminary Drawings 09.12.2020
		A	*Office Review 28.01.2021
		B	*DA plans for Basix 12.02.2021
		C	*DA plans for submission 17.03.2021
		D	*for basix. with balcony 1 deleted 13.04.21 windows 15- 16 change
		E	*for basix. 14.04.2021
		F	*DA Submission 16.04.21
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			*199820 19 of 25

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G.J. Gardner. HOMES

Builders Details

Sydney West NSW Lic No. 309650c

Blue Water Manor Facade

© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES

Prepared by 199820 GJG
Office 02 4758-6200
Building Designers

Contact: Greg McTavish
McTavish Design
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: WET AREAS 1 :50
SCALE 1:50

PROJECT: New 2 Storey Dwelling

Lot Lot No 1 DP No 1231299

Street 150 Church Lane

Suburb Cranebrook NSW

SHEET SIZE: **A3**

JOB NO: xxxxxx

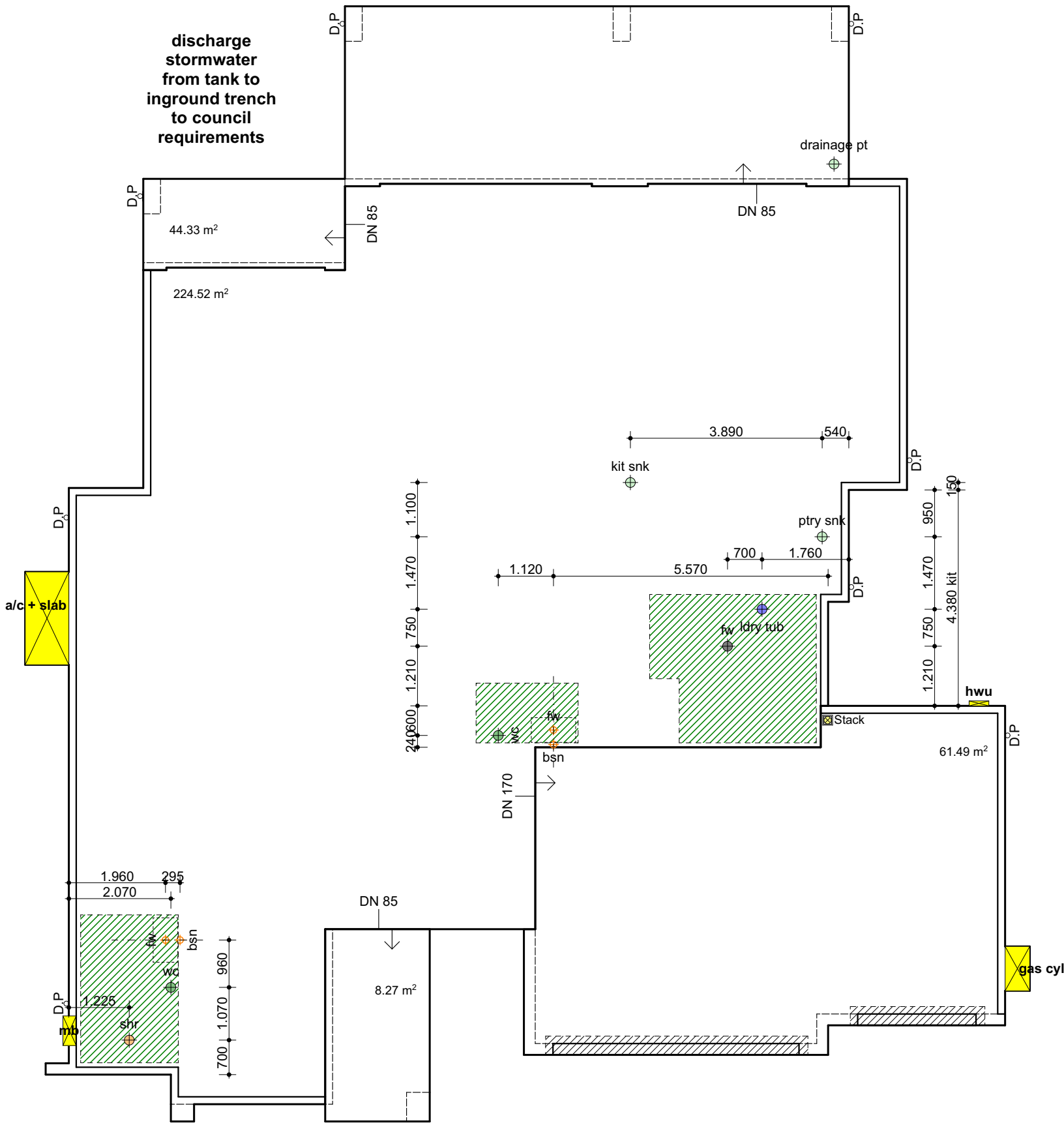
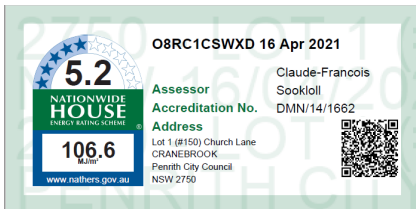
DRAWN: GM

DATE: 16.04.21

Ground Floor 222.52 m²
Garage 63.44 m²
Porch 7.74 m²
Alfresco 35.77 m²
Rear Patio 6.95 m²
First Floor 180.89 m²
Balc 1 deleted m²
Balc 2 6.97 m²
Balc 3 16.73 m²
TOTAL: 541.01 m²

*** IMPORTANT NOTE ***

**Positions of Walls where required have been provided and Drainage point offsets to assist in the drainage setout
It remains the responsibility of Contractors to confirm & verify drainage points on site during the floor slab preparation**



SLAB PENENTRATION PLAN 1:100

<p> I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY REFLECT THE HOUSE FOR CONSTRUCTION. I/WE AGREE TO SIGN AFTER SIGNING WILL INFLUENCE THE COST OF THE PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED. </p> <p> OWNER SIGNED: _____ DATE: _____ OWNER SIGNED: _____ DATE: _____ OWNER SIGNED: _____ DATE: _____ </p>	
<p>Issue:</p>	<p> Details & Date: 1. Preliminary Drawings 08.11.2020 2. Preliminary Drawings 25.11.2020 3. Preliminary Drawings 09.12.2020 4. Office Review 28.01.2021 5. DA plans for Basix 12.02.2021 6. DA plans for Basix 12.02.2021 </p>

FLOOR AREAS:			
Ground Floor	222.52 m²	E	*for basix 14.04.2021
Garage	63.44 m²	F	DA Submission 16.04.21
Porch	7.74 m²		
Attresco	35.77 m²	*	
Rear Patio	6.95 m²	*	
First Floor	180.89 m²	*	
Balc 1 deleted m²		*	
Balc 2	6.97 m²	*	
Balc 3	16.73 m²	*	
TOTAL:	541.01 m²		*199820 20 of 25

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G.J. Gardner. HOMES

Builders Details

Sydney West NSW Lic No. 309650c

Blue Water
Manor Facade

Prepared by 199820 GUS
 Office (62) 4758-6200
Building Designers
 Contact: Greg McTavish
McTavish Design
 Accredited NAIHERS Assessor

CLIENT: **Miranda and Mauro Steffan**

DRAWING TITLE: **SLAB PENETRATION PLAN**

SCALE 1:100

PROJECT: New 2 Storey Dwelling

Lot	Lot No 1	DP No 1231299
Street	150 Church Lane	
Suburb	Cranebrook NSW	

SHEET SIZE	
A3	
JOB NO:	xxxxxxx
DRAWN: GM	
DATE:	16.04.21

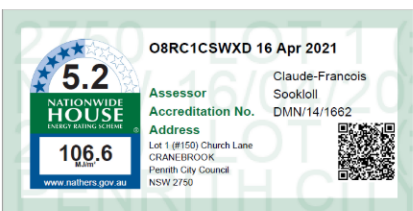
FLOOR AREAS:	Ground Floor 222.52 m ²
	Garage 63.44 m ²
	Porch 7.74 m ²
	Attresco 35.77 m ²
	Rear Patio 6.95 m ²
	First Floor 180.89 m ²
	Balc 1 detached m ²
	Balc 2 6.97 m ²
	Balc 3 16.73 m ²
TOTAL:	541.01 m²

E	*for basic.	14.04.2021
F	'DA Submission	16.04.21
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Standard Fixing Heights

Towel rails and towel rings will be mounted 1150mm off concrete slab
Bath spout will be mounted 750mm off concrete slab U.N.O.
Toilet roller hider will be 750mm off concrete slab
All standard vanities are to be 850mm from finished tile height to top of bench
All above mounted vanities are to be 880mm from finished tile height to top of basin
All twin shower rails are to have water outlet at 1850mm high from slab
Recessed shaving cabinets will be installed at 2000mm from FFL to top of cabinet.

The front external tap will be mains water supplied
The rear external tap will be rainwater tank supplied
Where included an internal gas bayonet point will be shown where deemed suitable for the room layout
Where included an external gas bayonet point for a BBQ area will be shown in the alfresco area
Where included the fridge cold water point will be shown to the rear of the fridge recess
Where noted on plans hot and cold water points will be capped off in wall behind gyprock @ 300mm above floor level
Min 750mm space for washing machine



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G.J. Gardner. HOMES
Builders Details
 Sydney West NSW Lic No. 309650c

Blue Water
Manor Facade

Prepared by
Office 199820 GUG
(42) 4758-6200
**Building
Designers**
Contact: Greg McTavish
McTavish Design
Accredited NAIERS Assessor

CLIENT:
Miranda and Mauro Steffan

DRAWING TITLE:
GF TAP GAS AND BATH LAYOUT

SCALE 1:100

PROJECT: New 2 Storey Dwelling

Lot	Lot No 1	DP No 1231299
Street	150 Church Lane	
Suburb	Cranebrook NSW	

JOB NO:	XXXXXXX	SHEET SIZE	A3
DRAWN:			
G/M			
DATE:	16.04.21		

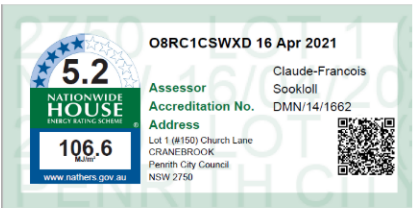
FLOOR AREAS:	Ground Floor 222.52 m ²
	Garage 63.44 m ²
	Porch 7.74 m ²
	Attic/so 35.77 m ²
	Rear Patio 6.95 m ²
	First Floor 180.89 m ²
	Balc 1 deleted m ²
	Balc 2 6.97 m ²
	Balc 3 16.73 m ²
TOTAL:	541.01 m²

Issue:	Detail & Date:
1	*Preliminary Drawings 08.11.2020
2	*Preliminary Drawings 26.11.2020
3	*Preliminary Drawings 09.12.2020
A	*Office Review 28.01.2021
B	*DA plans for Basic 12.02.2021
C	*DA plans for submission 17.03.2021
D	*for basic, with labcopy 1 deleted 13.04.21
E	Windows 15- 16 change
F	for basic, 14.04.2021
G	*DA Submission 18.04.21
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Standard Bathroom Layouts

The bath hob length will be 1900mm, 1850mm or to suit overall bathroom width
The bath hob will always be the full length between the side walls of the bathroom
The bath hob depth will be 920 x 570 high from the slab floor
When the bath hob is open ended, the bath hob will be 1900mm long, unless otherwise noted
The bath spout will be centred to bath long side
The bath mixer will be at the head end on wall (not hob mounted)
The bath waste will be at the vanity end of hob
Free standing baths will have a wall mounted spout and mixer on the long side centred to the bath unless noted otherwise
There will be a gap between the side wall and the vanity of 100mm, 50mm min
The shower rose shall not face the shower opening
The shower rose will be centred to the overall wall it is mounted on
The shower mixer will be centred between the shower rose and the wall screen
When the shower is 1200mm long or more, and where practical the shower screen door will be hinged furthest away from the shower rose and mixer
For showers less than 1200mm long the shower screen door will be hinged nearest the shower rose and mixer
In power room a towel ring will be use where a towel rail is not used

TAP & GAS GROUND FLOOR 1:100



TAP & GAS FIRST FLOOR PLAN 1:100

Posh
Domaine
Twin R
Shower

DP

20

I HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: _____ **DATE:** _____

OWNER SIGNED: _____ **DATE:** _____

BUILDER SIGNED: _____ **DATE:** _____

Issue:	Details & Date:
1	*Preliminary Drawings 08.11.2020
2	*Preliminary Drawings 25.11.2020
3	*Preliminary Drawings 09.12.2020
A	*Office Review 28.01.2021
B	*DA Plans for Basix 12.02.2021

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CLIENT:
Miranda and Mauro Steffan

DRAWING TITLE:
OFF TAP GAS AND BATH LAYOUT

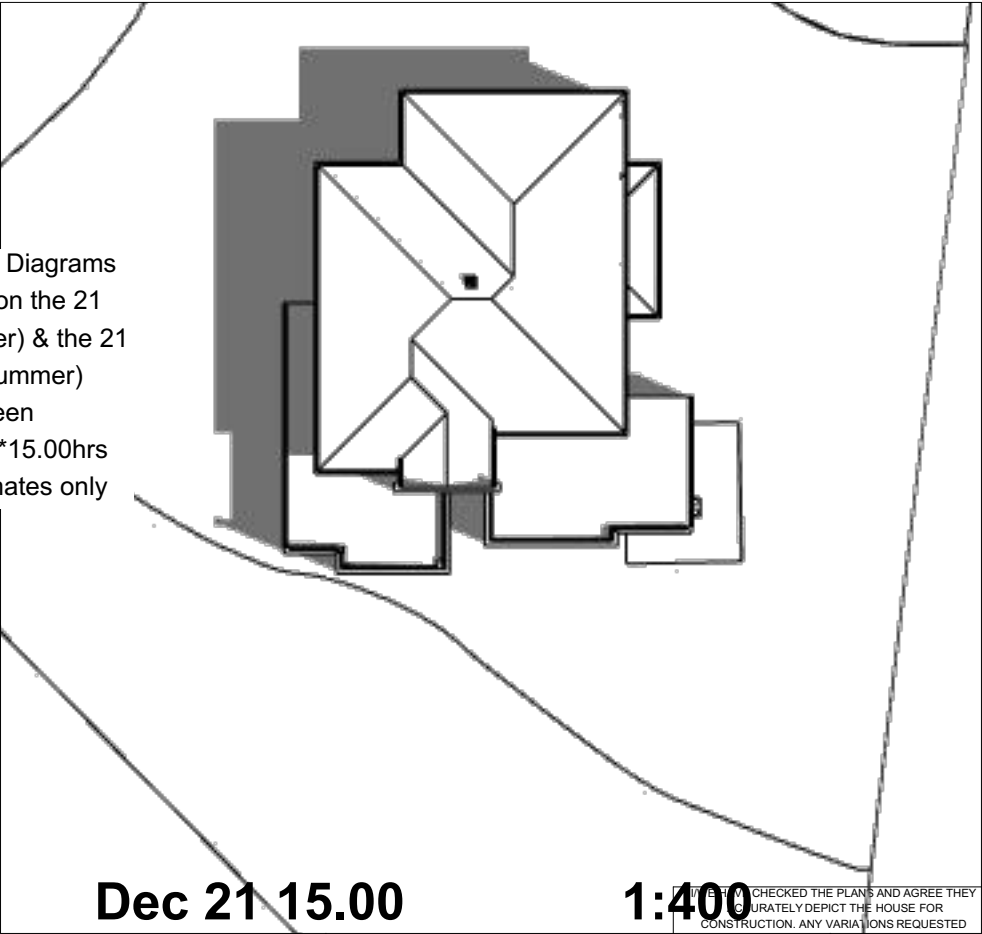
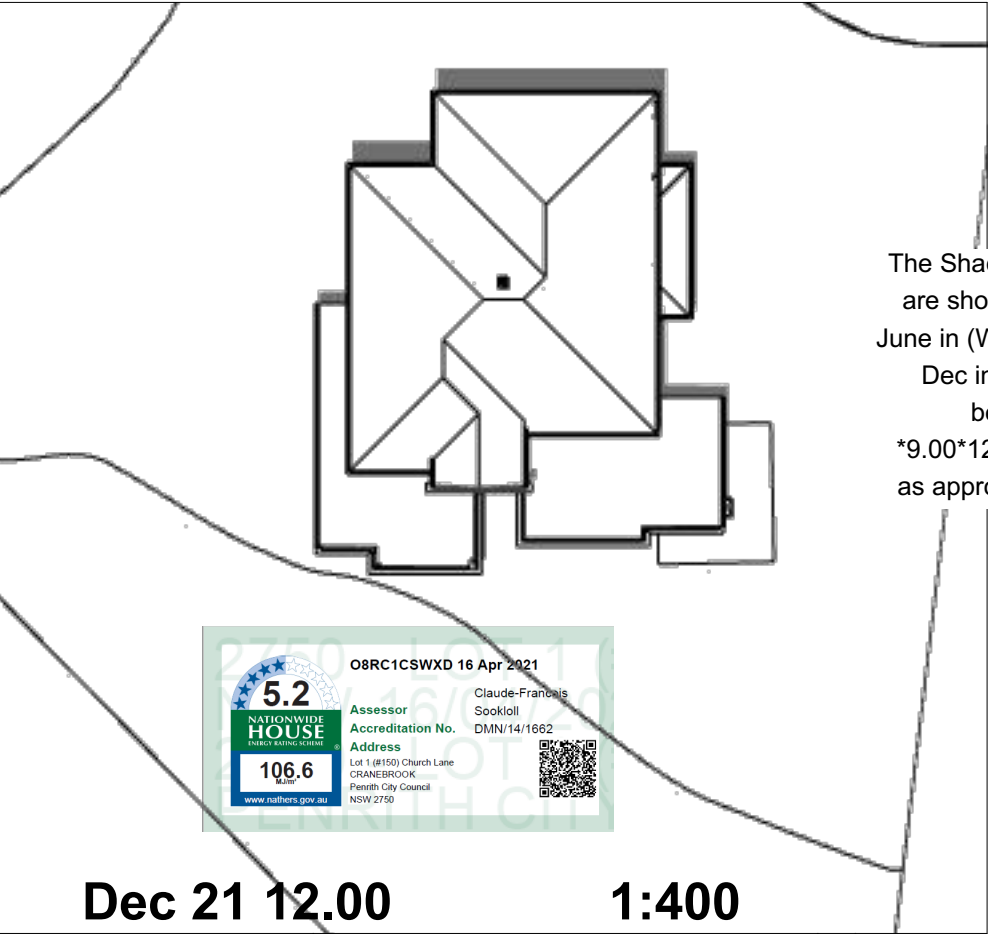
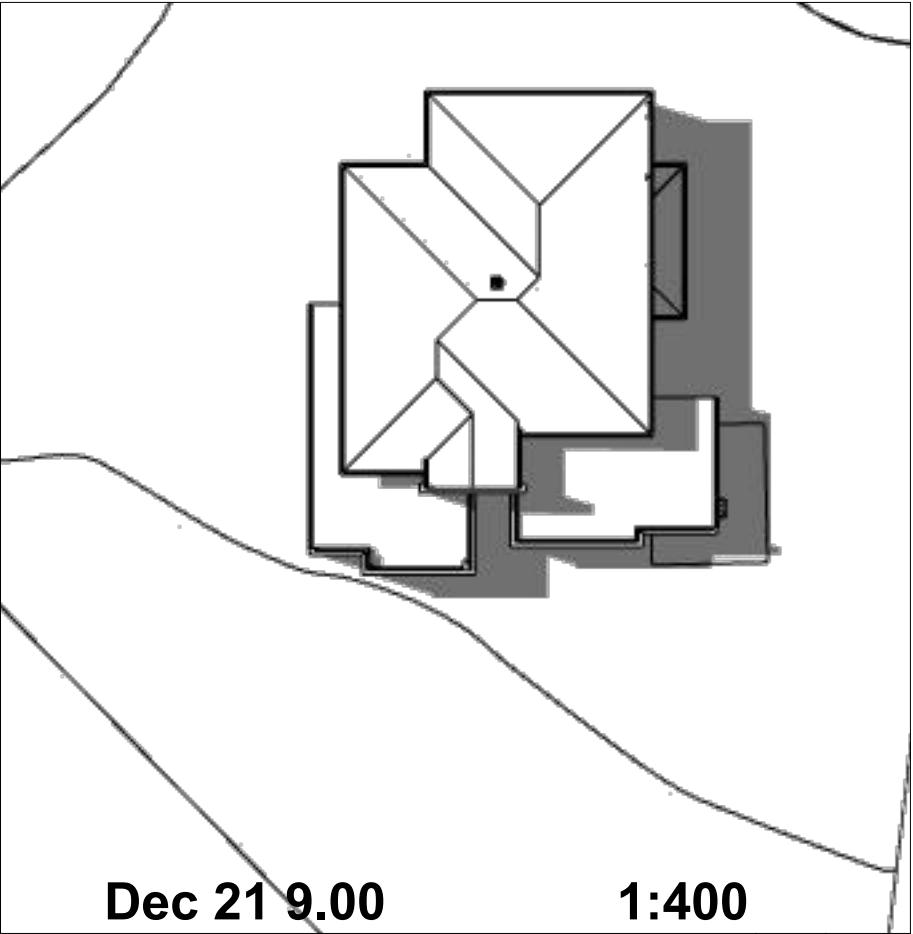
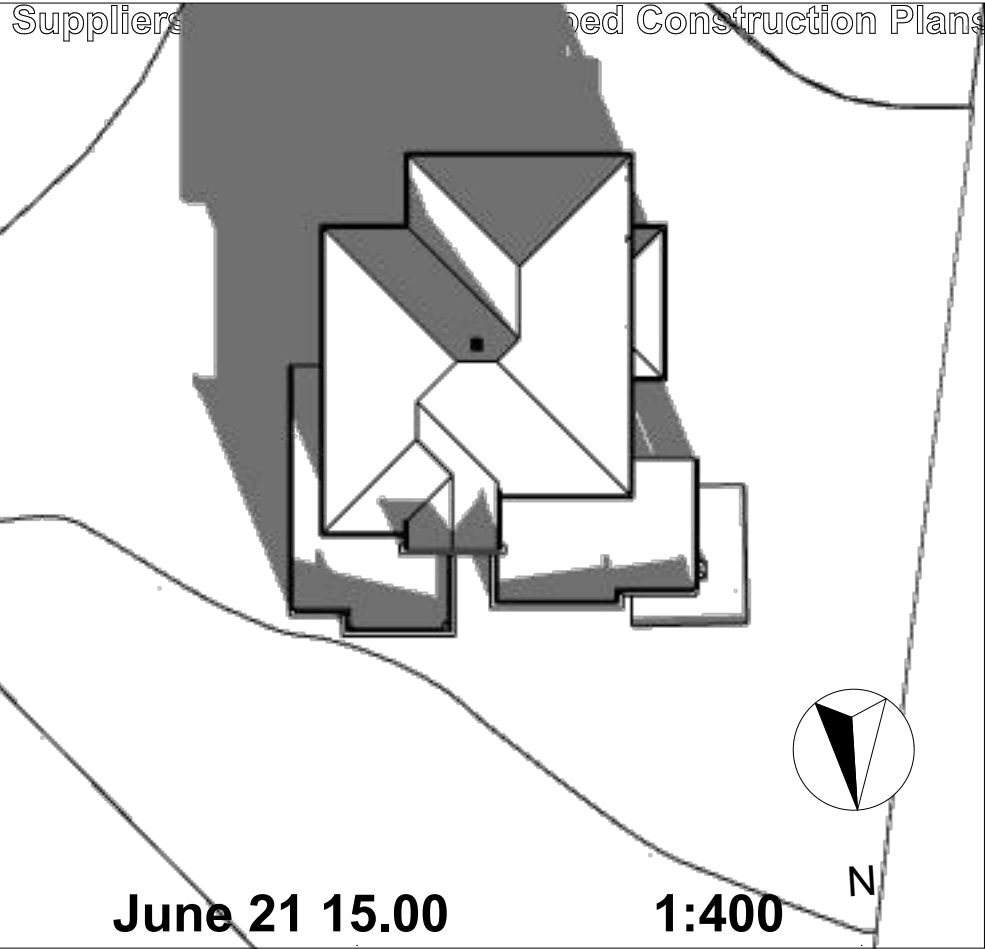
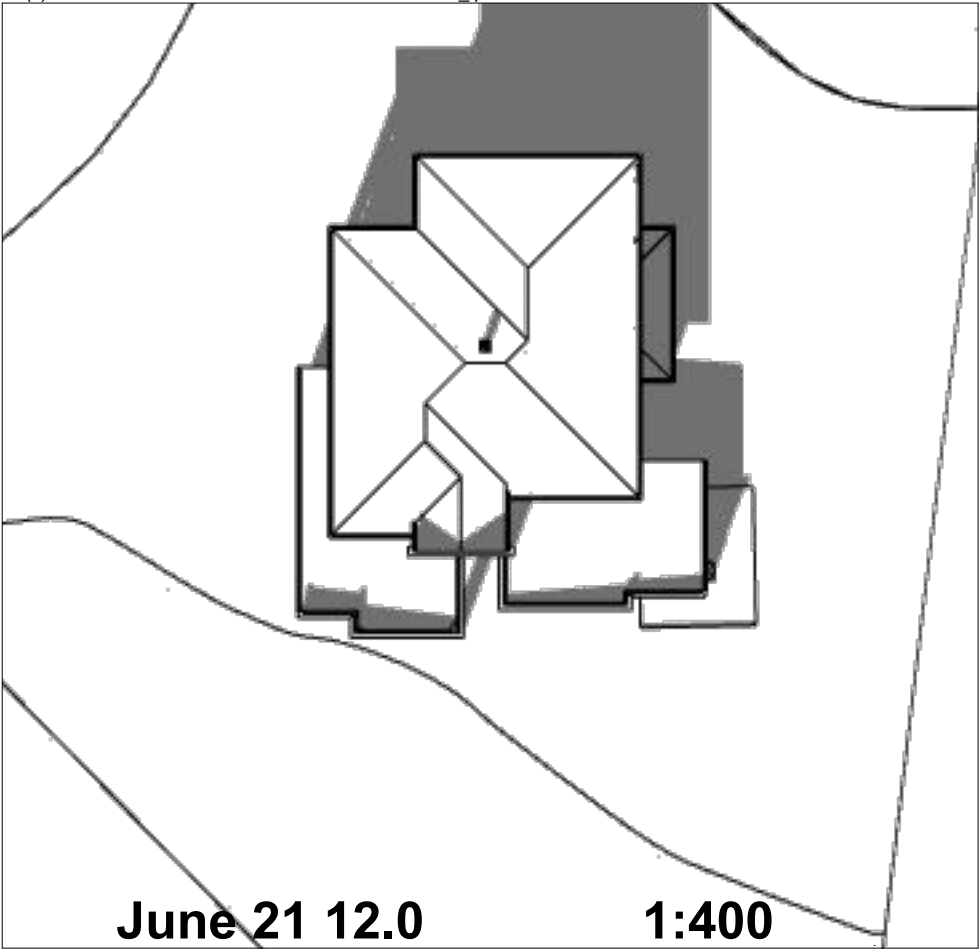
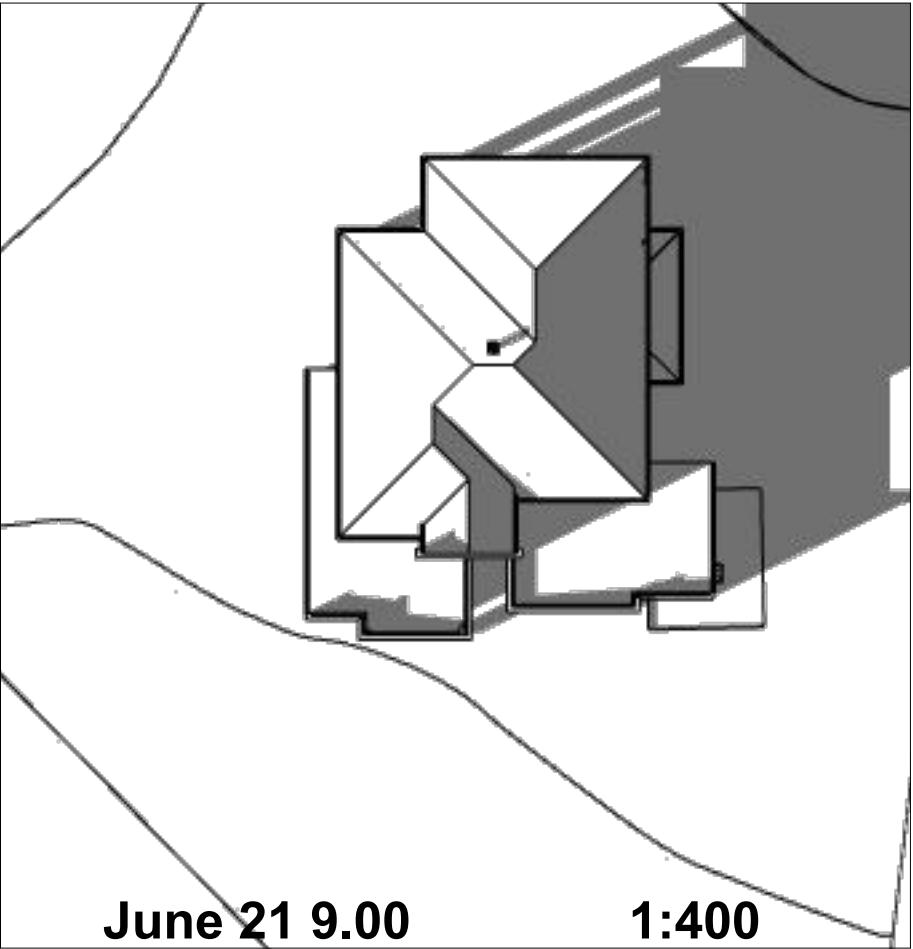
SCALE 1:100

PROJECT: New 2 Storey Dwelling

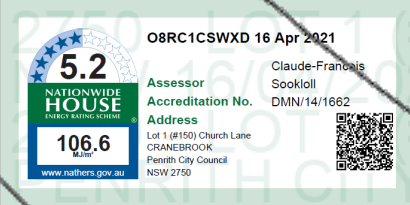
Lot	Lot No 1	DP No 1231299
Street	150 Church Lane	
Suburb	Cranebrook NSW	

SHEET SIZE:	A3	JOB NO:	XXXXXX
		DRAWN:	GM
DATE:		16.04.21	

Ground Floor	222.52 m²
Garage	63.44 m²
Porch	7.74 m²
Alfresco	35.77 m²
Rear Patio	6.56 m²
First Floor	180.88 m²
Balc 1	deleted m²
Balc 2	6.97 m²
Balc 3	16.73 m²
TOTAL:	541.01 m²



The Shadow Diagrams
are shown on the 21
June in (Winter) & the 21
Dec in (Summer)
between
*9.00*12.00*15.00hrs
as approximates only



IMPORTANT NOTE REGARDING SHADOW DIAGRAMS









THESE COMPUTER GENERATED SHADOW DIAGRAMS INDICATE THE ASSUMED ADJACENT TOPOGRAPHY, APPROXIMATE POSITION OF ADJACENT HOUSES / STRUCTURES AND EXCLUDE ANY VEGETATION AND EXISTING TREES.....
UNLESS SPECIFICALLY NOTED OTHERWISE FURTHER DETAILS WILL REQUIRE ADDITIONAL SURVEYING OF ADJACENT PROPERTIES

I HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED:	DATE:
OWNER SIGNED:	DATE:
BUILDER SIGNED:	DATE:

FULL WINDOW LIST					View from Side Opposite to Opening		Glazing Type		Note
ID / ORIENT	AREA	TYPE	H	W					Plot File & Date
w1	1.73		2.310	0.750					16/04/2021
w2	1.35		1.800	0.750					
w3	1.35		1.800	0.750					
w4	1.35		1.800	0.750					
w5	1.08		1.800	0.600					
w6	0.88		1.460	0.600					
w7	1.45		0.600	2.410					
w8	4.94		2.050	2.410					
w9 bifold	5.42		1.800	3.010					
w11	2.29		1.460	1.570					
w13	1.74		2.050	0.850					
w14	1.74		2.050	0.850					(4) Rev/ 99820 GUG - STEFFAN Miranda and Mauro_.pin
w15	1.88		1.200	1.570					
w16	1.88		1.200	1.570					
w17	1.44		1.200	1.200					
w18	0.83		1.100	0.750					
w19	0.83		1.100	0.750					
w20	0.83		1.100	0.750					
w21	0.90		1.200	0.750					
w22	0.90		1.200	0.750					
w23	1.09		0.600	1.810					
w24	0.72		1.200	0.600					
w25	0.72		1.200	0.600					Suppliers must Refer to Stamped Construct
w26	1.45		0.600	2.410					
w27	2.52		2.400	1.050					
w28	4.94		2.400	2.060					
w29	2.52		2.400	1.050					
w30	1.45		0.600	2.410					
w31	1.09		0.600	1.810					
w32	0.73		0.600	1.210					
w33 int	5.78		2.400	2.410					

Window Glazing Schedule


dg 1	3.84		2.340	1.640		
dg 2	7.75	ASD-3	2.410	3.216		
dg 3	10.32	ASD-4	2.400	4.300		
dg 4	7.75	ASD-3	2.410	3.216		
dg 5	3.62	ASD-2	2.400	1.510		
dg 6	3.82	ASD-2	2.110	1.810		
dg 7	7.72	ASD-3	2.400	3.216		
dg 8	7.72	ASD-3	2.400	3.216		

Door Glazing Schedule

LDRY WINDOW 12 REMOVED
replaced with ASD dg5
Date 17.03.21

WINDOW 9 REPLACED WITH BIFOLD WINDOW
WINDOW 10 REMOVED
DG9 TO BED 4 BALCONY REMOVED
Date 07.04.21

<p> I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY REFLECT THE HOUSE FOR CONSTRUCTION. AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED. OWNER SIGNED: _____ DATE: _____ OWNER SIGNED: _____ DATE: _____ BUILDERS SIGNED: _____ </p>	<p>Issue:</p> <p>1. Preliminary Drawings 08.11.2020</p> <p>2. Preliminary Drawings 25.11.2020</p> <p>3. Preliminary Drawings 09.12.2020</p> <p>4. 'Office Review 28.01.2021</p> <p>5. 'DA plans for Basic 12.02.2021</p> <p>6</p>
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5.2
NATIONWIDE
HOUSE
OF PRAYER
CHURCH

106.6
MHz

www.nhpr.org.au

O8RC1SCSWXD 16 Apr 2021

Assessor
Accreditation No.
Address
Lot 1 (R/SIO) Church Lane
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Penrith City Council
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