

5.3
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
60.6
MJ/m²
www.nathers.gov.au

H5T7T39U10-01 26 Jan 2022
Assessor: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Address: Lot 01 (#6) Yallambee Road, BEROWRA, Hornsby City Council, NSW 2081

SITE INFORMATION

LOT	- 01
DP	- 867361
SITE AREA	- 617m ²
SITE COVER	- 25.05%

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 ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

SIGNATURES

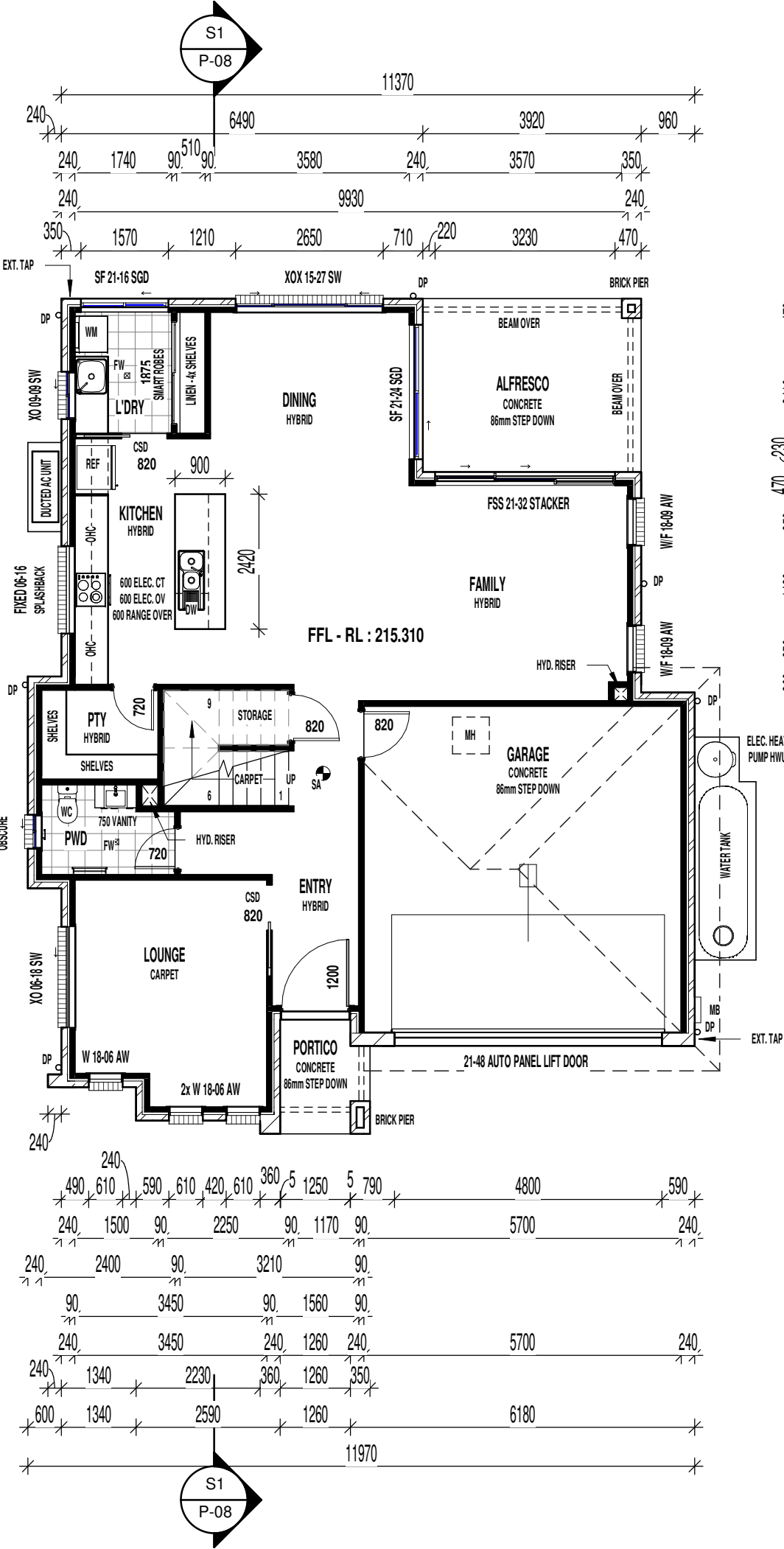
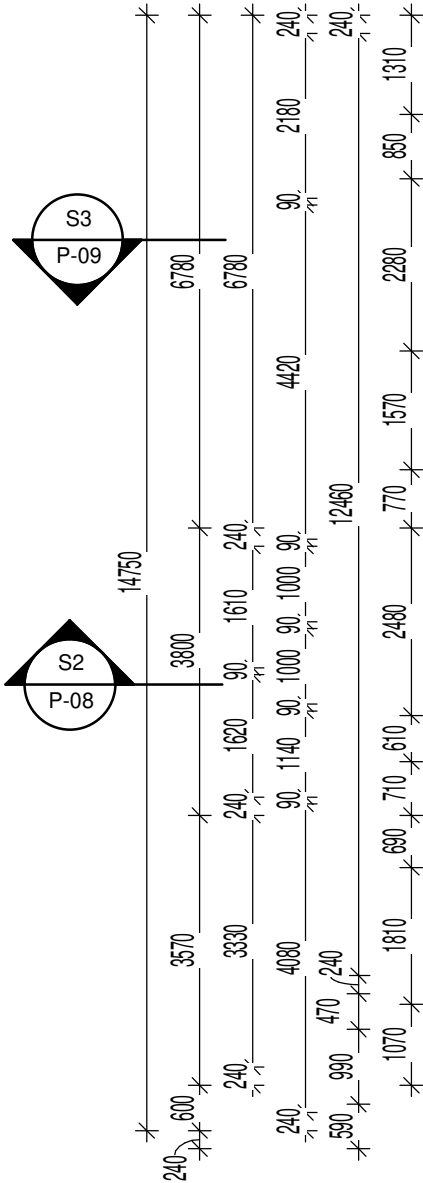
OWNER	DATE
OWNER	DATE
BUILDER	DATE

BAL CONSTRUCTION - N/A

SITE PLAN
1 : 200

BAL : N/A

NOTE:
DIMENSIONS ON DRAWINGS ARE DIMENSIONED TO THE STRUCTURAL TIMBER FRAME & DO NOT INDICATE THE FINISHED ROOM SIZE OR CEILING HEIGHT. ALLOWANCES OF UP TO & EVEN GREATER THAN 40mm FOR FINISHED ROOM SIZES MEASURED FROM PLASTER BOARD TO PLASTERBOARD FINISHED ROOM SIZES MEASURED FROM SKIRTING TO SKIRTING WITH ALLOWANCES OF UP TO & EVEN GREATER THAN 80mm. CEILING HEIGHTS ARE MEASURED FROM THE CONCRETE SLAB TO THE TIMBER TRUSS WITH ALLOWANCES OF UP TO 60mm TO FOR THE FINISHED CEILING HEIGHT



FLOOR AREAS	
LEVEL ONE LIVING	113.40 m ²
GROUND FLOOR LIVING	103.07 m ²
GARAGE	36.58 m ²
ALFRESCO	12.19 m ²
PORTICO	3.22 m ²
268.46 m ²	

GROUND FLOOR PLAN
1 : 100

ISSUE	AMENDMENT	DATE
4	PRELIMINARY ISSUE 4	24/08/2021
5	PRELIM 5 - OPTION 1	12/01/2022
C	DA ISSUE 3	26/02/2022

VAUGHAN
drafting services

VAUGHAN DRAFTING PTY LTD

A.B.N: 19 534 959 269 QBCC Lic: 15082387
M: 0434 846 241 P: (07) 5502 7574
E: steven@vaughandrafting.com.au

GENERAL NOTES:
THIS DESIGN & DOCUMENTATION REMAIN THE PROPERTY OF G.J. GARDNER HOMES.
NO REPRODUCTION & OR ALTERATIONS ARE PERMITTED WITHOUT THE WRITTEN PERMISSION OF G.J. GARDNER HOMES.

ALL WORKS ARE TO COMPLY WITH THE FOLLOWING:
• BUILDING CODE OF AUSTRALIA
• ALL RELEVANT LOCAL AUTHORITIES, BY-LAWS & PLANNING SCHEMES.

© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES

CLIENT:
CHRISTOPHER & NONI WHITE

PROJECT LOCATION:
LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081

DESIGN:
KINGSTON 265 - MOD.
FACADE:
CLASSIC
DRAWN BY:
SV
DATE DRAWN: 27/07/2021
SCALE: 1 : 100 @ A3

JOB NO:

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWING NO: P-02
ISSUE: C

G.J. Gardner. HOMES

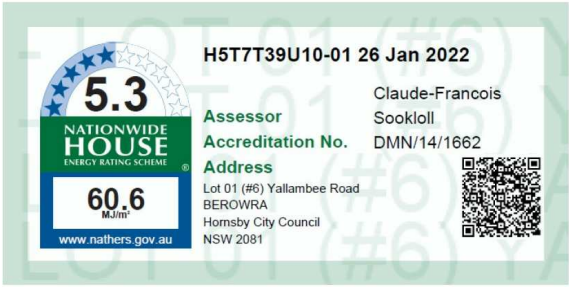
G.J. GARDNER SYDNEY NORTH WEST

A Team Building Corp Pty Ltd
A.B.N: 53 159 728 855 License: -----
Unit 1/256 new line Road Dural, NSW, 2158
P: (02) 9651 7990 F: (02) 9651 7990
W: www.gjgardner.com.au
E: Alex.Huggins@gjgardner.com.au

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 ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

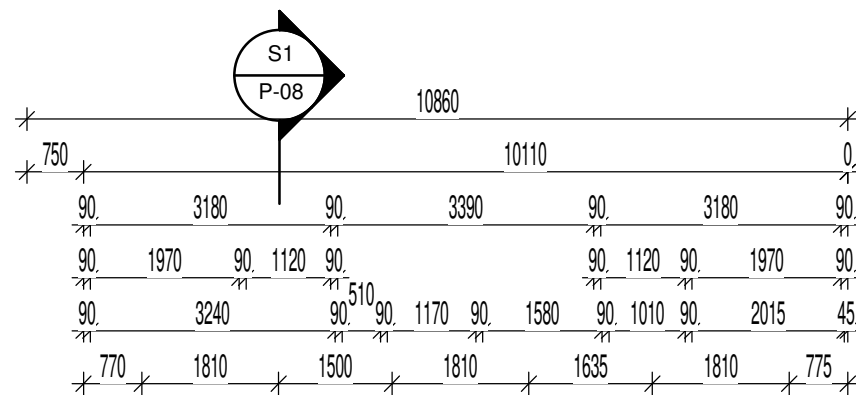
SIGNATURES

OWNER	DATE	/	/
OWNER	DATE	/	/
BUILDER	DATE	/	/

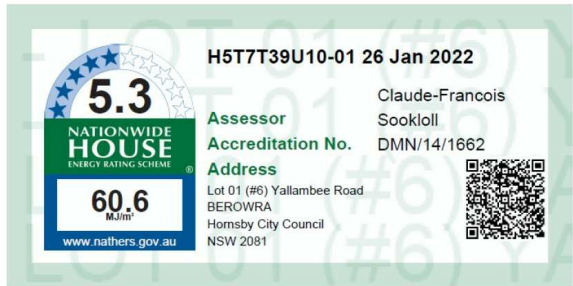
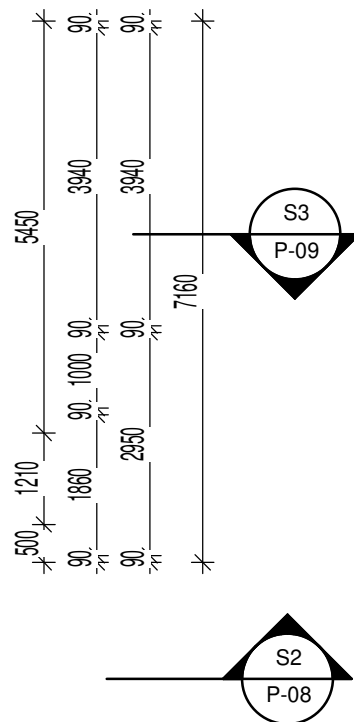
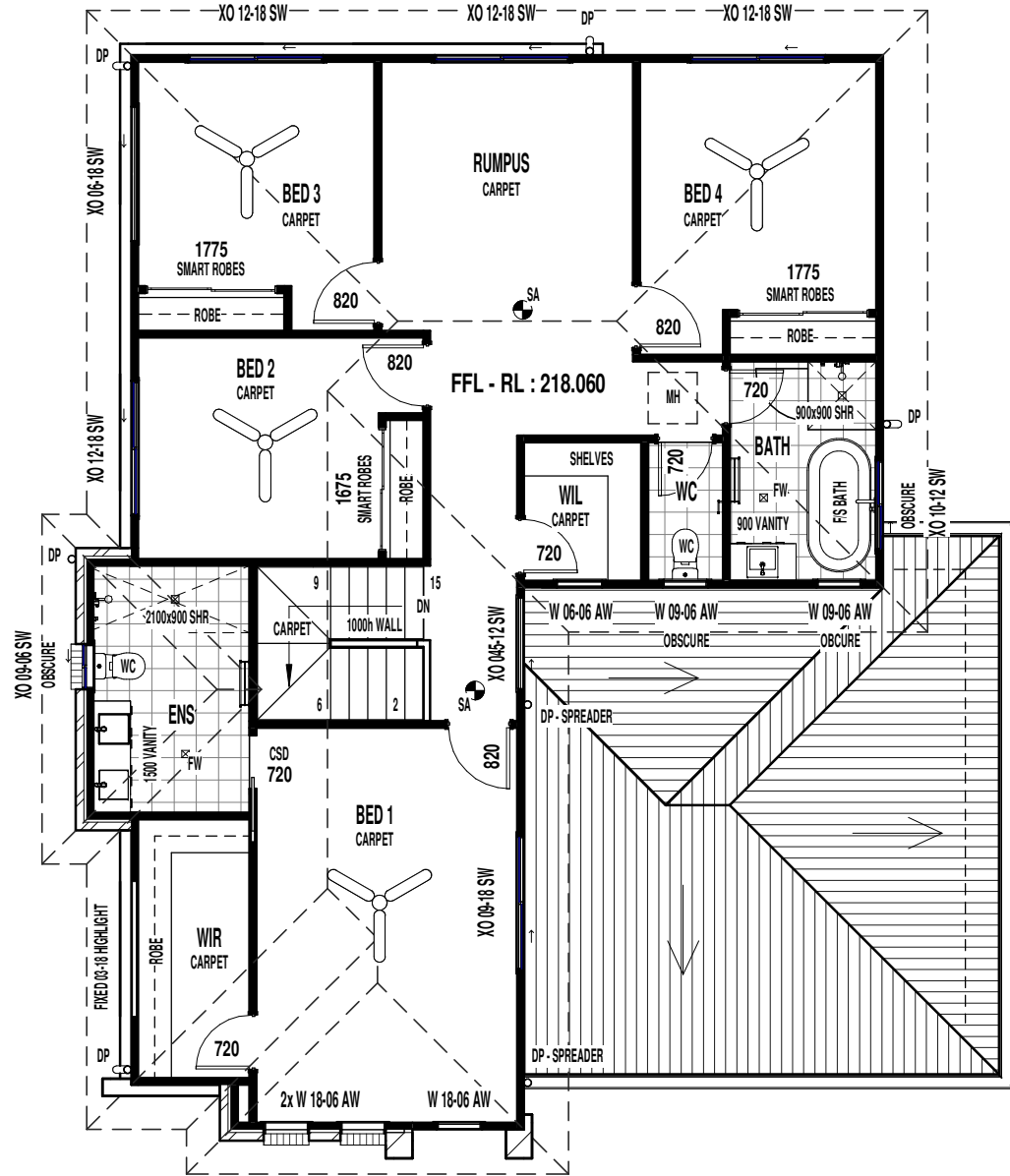


NOTE:
DIMENSIONS ON DRAWINGS ARE DIMENSIONED TO THE STRUCTURAL TIMBER FRAME & DO NOT INDICATE THE FINISHED ROOM SIZE OR CEILING HEIGHT. ALLOWANCES OF UP TO & EVEN GREATER THAN 40mm FOR FINISHED ROOM SIZES MEASURED FROM PLASTER BOARD TO PLASTERBOARD FINISHED ROOM SIZES MEASURED FROM SKIRTING TO SKIRTING WITH ALLOWANCES OF UP TO & EVEN GREATER THAN 80mm. CEILING HEIGHTS ARE MEASURED FROM THE CONCRETE SLAB TO THE TIMBER TRUSS WITH ALLOWANCES OF UP TO 80mm TO FOR THE FINISHED CEILING HEIGHT

DIMENSIONS ON DRAWINGS ARE DIMENSIONED TO THE STRUCTURAL TIMBER FRAME & DO NOT INDICATE THE FINISHED ROOM SIZE OR CEILING HEIGHT. ALLOWANCES OF UP TO & EVEN GREATER THAN 40mm FOR FINISHED ROOM SIZES MEASURED FROM PLASTER BOARD TO PLASTERBOARD FINISHED ROOM SIZES MEASURED FROM SKIRTING TO SKIRTING WITH ALLOWANCES OF UP TO & EVEN GREATER THAN 80mm. CEILING HEIGHTS ARE MEASURED FROM THE CONCRETE SLAB TO THE TIMBER TRUSS WITH ALLOWANCES OF UP TO 60mm TO FOR THE FINISHED CEILING HEIGHT



FLOOR AREAS	
LEVEL ONE LIVING	113.40 m ²
GROUND FLOOR LIVING	103.07 m ²
GARAGE	36.58 m ²
ALFRESCO	12.19 m ²
PORTICO	3.22 m ²
268.46 m ²	



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	DATE
OWNER	DATE
BUILDER	DATE

ISSUE	AMENDMENT	DATE
4	PRELIMINARY ISSUE 4	24/08/2021
5	PRELIM 5 - OPTION 1	12/01/2022
C	DA ISSUE 3	26/02/2022

VAUGHAN

drafting services

VAUGHAN DRAFTING PTY LTD

A.B.N: 19 534 959 269 QBCC Lic: 15082387
M: 0434 846 241 P: (07) 5502 7574
E: steven@vaughandraftering.com.au

GENERAL NOTES:
THIS DESIGN & DOCUMENTATION REMAIN THE
PROPERTY OF **G.J. GARDNER HOMES.**
NO REPRODUCTION & OR ALTERATIONS ARE
PERMITTED WITHOUT THE WRITTEN PERMISSION OF
G.J. GARDNER HOMES.

ALL WORKS ARE TO COMPLY WITH THE FOLLOWING

- BUILDING CODE OF AUSTRALIA
- ALL RELEVANT LOCAL AUTHORITIES, BY-LAWS & PLANNING SCHEMES.

© COPYRIGHT EXCLUSIVE TO G.J.
GARDNER HOMES

CLIENT: **CHRISTOPHER & NONI WHITE**

PROJECT LOCATION:

**LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081**

DESIGN:
KINGSTON 265 - MOD.

FACADE:

CLASSIC

DRAWN BY

SV

DATE DRAWN: 27/07/2021 **SCALE:** 1 : 100 @ A3

JOB NO

DRAWING TITLE:
LEVEL ONE FLOOR PLAN

DRAWING NO:	ISSUE:
P-03	C

G.J. Gardner. HOMES

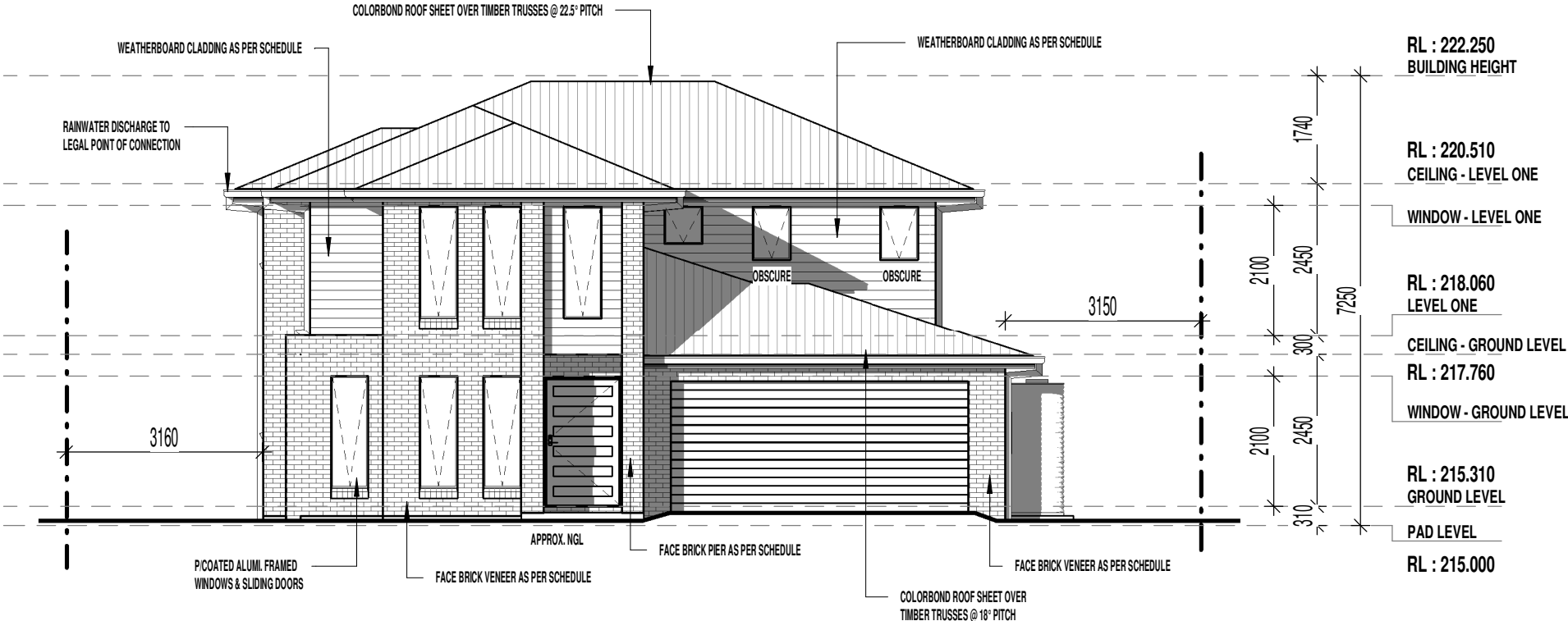
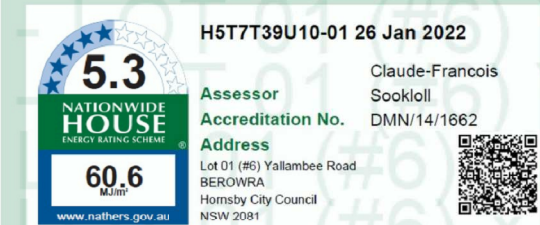
G.J. GARDNER SYDNEY NORTH WEST

A Team Building Corp Pty Ltd
A.B.N: 53 159 728 855 License: -----
Unit 1/256 new line Road Dural, NSW, 2158
P: (02) 9651 7990 F: (02) 9651 7990
W: www.gjgardner.com.au
E: Alex.Huggins@gjgardner.com.au

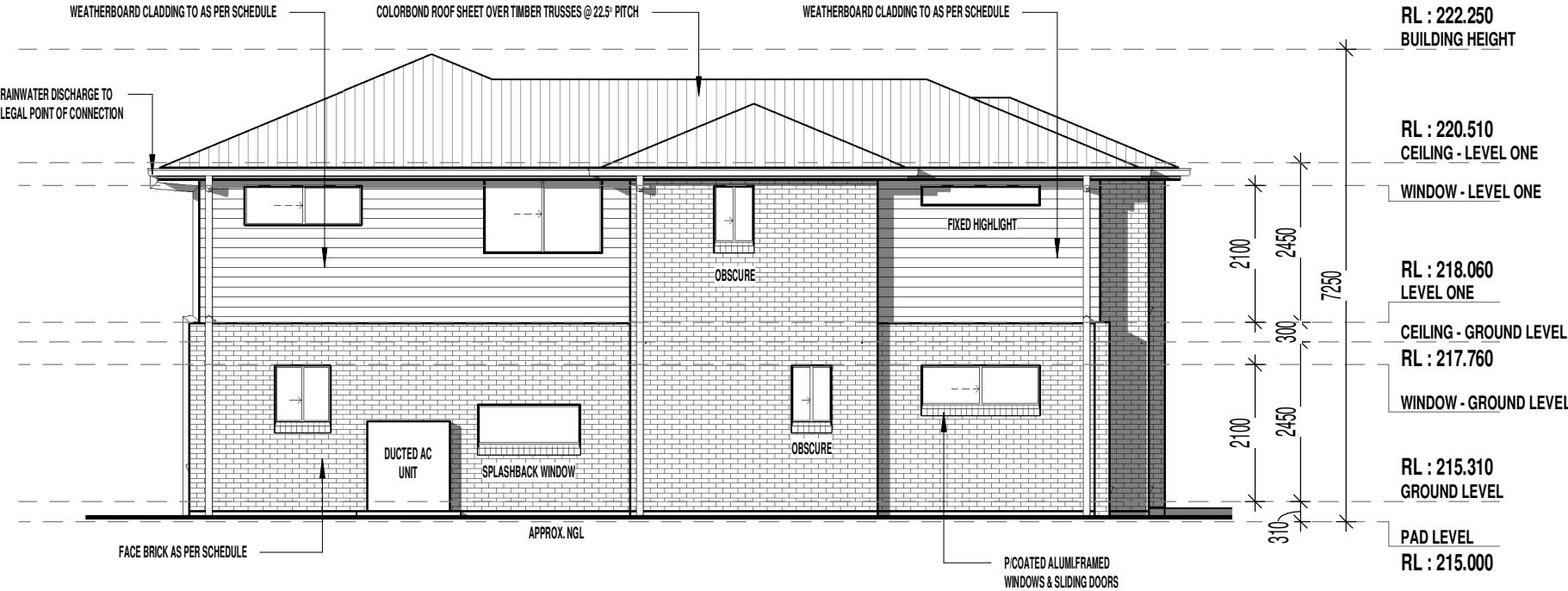
LEVEL ONE

1 : 100

BAL CONSTRUCTION - N/A



SOUTHERN (FRONT) ELEVATION
1 : 100



WESTERN (LHS) ELEVATION
1 : 100

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.

SIGNATURES

OWNER	DATE
OWNER	DATE
BUILDER	DATE

© COPYRIGHT - THIS DRAWING REMAINS THE PROPERTY OF GJ GARDNER HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATION PURPOSES ONLY & DO NOT FORM PART OF ANY CONTRACT

G.J. Gardner. HOMES
A Team Building Corp Pty Ltd
A.B.N: 53 159 728 855 License:
Unit 1/256 new line Road
Dural, NSW, 2158
P: (02) 9651 7990 F: (02) 9651 7990
W: www.gjgardner.com.au
E: Alex.Huggins@gjgardner.com.au

KINGSTON 265 - MOD.
CLASSIC
© COPYRIGHT-EXCLUSIVE TO G.J GARDNER HOMES

VAUGHAN
drafting services
VAUGHAN DRAFTING
PTY LTD
A.B.N: 19 534 959 269
QBCC Lic: 15082387
35 Mildura Drive
Helensvale, Queensland, 4212
M: 0434 846 241 P: (07) 5502 7574
E: steven@vaughandrafting.com.au
W: www.vaughandraftingservices.com.au

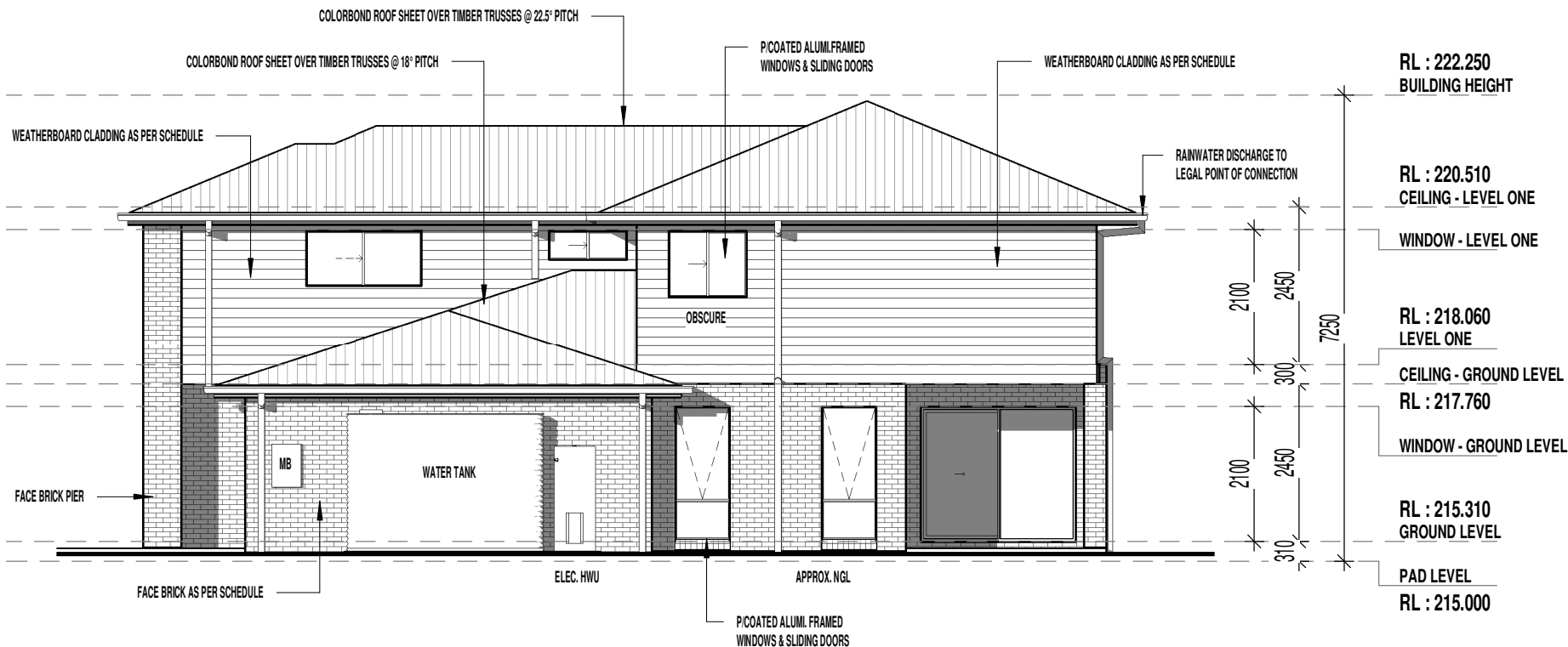
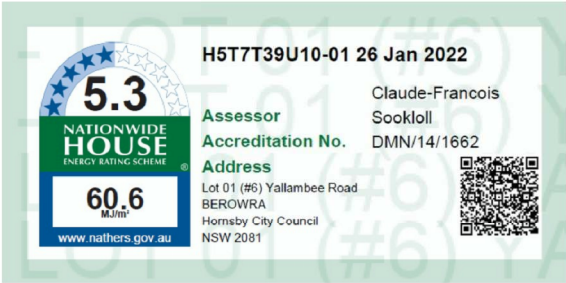
CLIENT:
CHRISTOPHER & NONI WHITE
DRAWING TITLE:
BUILDING ELEVATIONS
SCALE:
1 : 100 @ A3

PROJECT LOCATION:
LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081

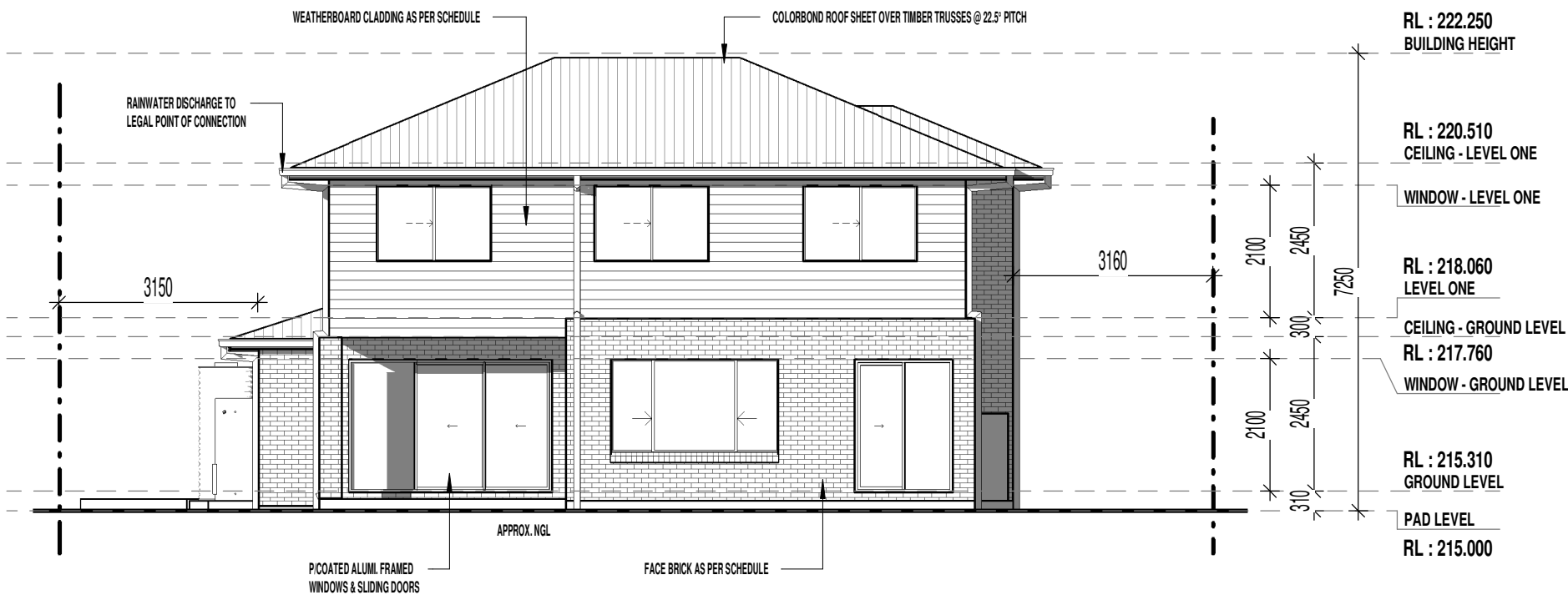
JOB NO:
DRAWING NO:
P-04
DATE DRAWN:
27/07/2021
ISSUE:
C

ISSUE	AMENDMENT	DATE
4	PRELIMINARY ISSUE 4	24/08/2021
5	PRELIM 5 - OPTION 1	12/01/2022
C	DA ISSUE 3	26/02/2022

BAL CONSTRUCTION - N/A



EASTERN (RHS) ELEVATION
1 : 100



NORTHERN (REAR) ELEVATION
1 : 100

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.

SIGNATURES

OWNER	DATE
OWNER	DATE
BUILDER	DATE

© COPYRIGHT - THIS DRAWING REMAINS THE PROPERTY OF GJ GARDNER HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATION PURPOSES ONLY & DO NOT FORM PART OF ANY CONTRACT

G.J. Gardner.

HOMES

G.J. GARDNER SYDNEY NORTH WEST

A Team Building Corp Pty Ltd
A.B.N: 53 159 728 855 License: -----
Unit 1/256 new line Road
Dural, NSW, 2158
P: (02) 9651 7990 F: (02) 9651 7990
W: www.gjgardner.com.au
E: Alex.Huggins@gjgardner.com.au

KINGSTON 265 - MOD.

CLASSIC

© COPYRIGHT-EXCLUSIVE TO G.J GARDNER HOMES

VAUGHAN

drafting services

VAUGHAN DRAFTING

PTY LTD

A.B.N: 19 534 959 269
QBCC Lic: 15082387
35 Mildura Drive
Helensvale, Queensland, 4212
M: 0434 846 241 P: (07) 5502 7574
E: steven@vaughandrafting.com.au
W: www.vaughandraftingservices.com.au

CLIENT:

CHRISTOPHER & NONI WHITE

DRAWING TITLE:

BUILDING ELEVATIONS

SCALE:

1 : 100 @ A3

PROJECT LOCATION:

LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081

JOB NO:

DRAWING NO:

P-05

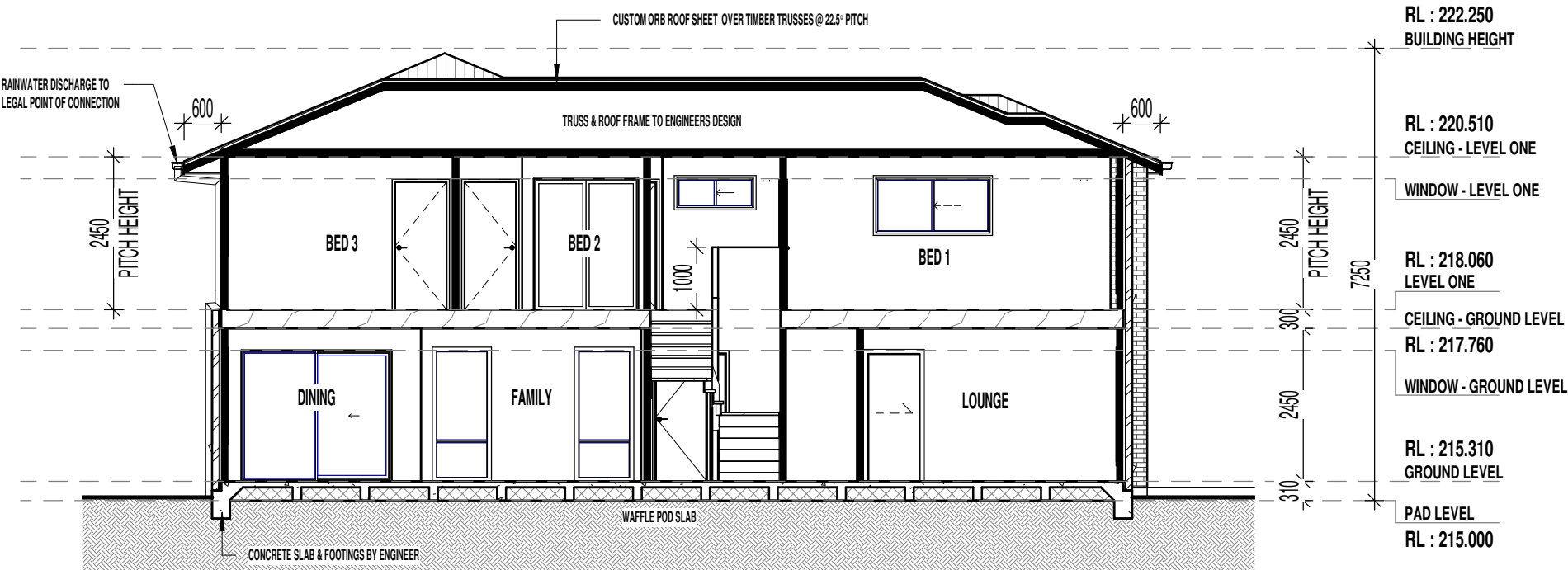
DATE DRAWN:

27/07/2021

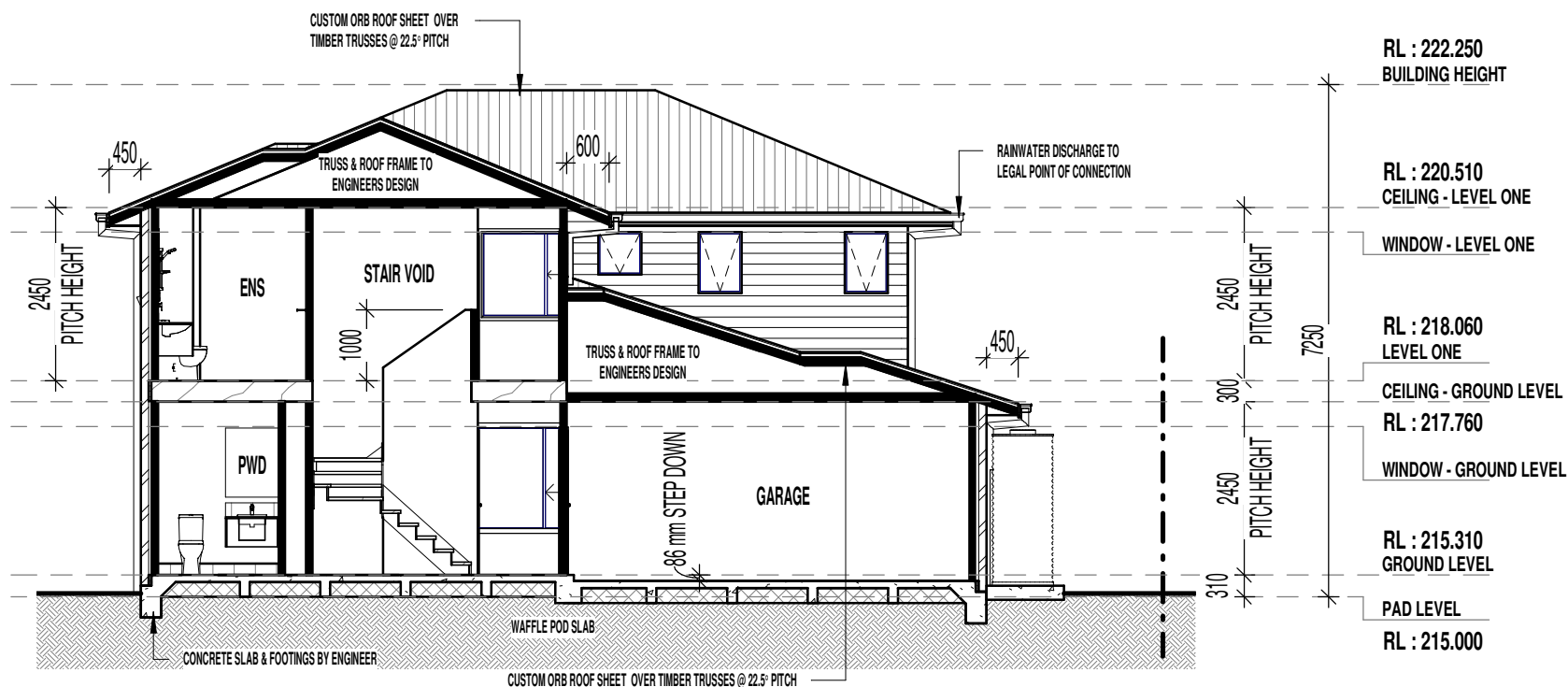
ISSUE:

C

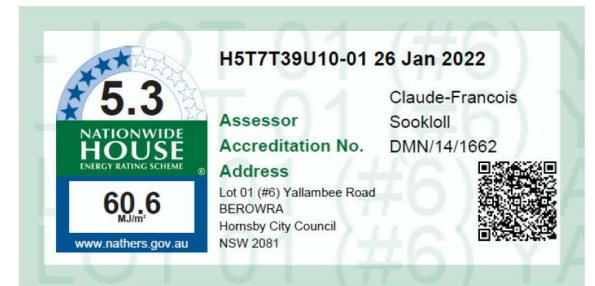
ISSUE	AMENDMENT	DATE
3	PRELIMINARY ISSUE 3	23/08/2021
4	PRELIMINARY ISSUE 4	24/08/2021
5	PRELIM 5 - OPTION 1	12/01/2022
C	DA ISSUE 3	26/02/2022



SECTION S1
1 : 100



SECTION S2
1 : 100



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.

SIGNATURES

OWNER	DATE
OWNER	DATE
BUILDER	DATE

G.J. Gardner. HOMES
G.J. GARDNER SYDNEY NORTH WEST
A Team Building Corp Pty Ltd
A.B.N: 53 159 728 855 License:
Unit 1/256 new line Road
Dural, NSW, 2158
P: (02) 9651 7990 F: (02) 9651 7990
W: www.gjgardner.com.au
E: Alex.Huggins@gjgardner.com.au

KINGSTON 265 - MOD.

CLASSIC

© COPYRIGHT-EXCLUSIVE TO G.J GARDNER HOMES

VAUGHAN
drafting services
VAUGHAN DRAFTING
PTY LTD

A.B.N: 19 534 959 269
QBCC Lic: 15082387
35 Mildura Drive
Helensvale, Queensland, 4212
M: 0434 846 241 P: (07) 5502 7574
E: steven@vaughandrafting.com.au
W: www.vaughandraftingservices.com.au

CLIENT:
CHRISTOPHER & NONI WHITE

DRAWING TITLE:
BUILDING SECTIONS

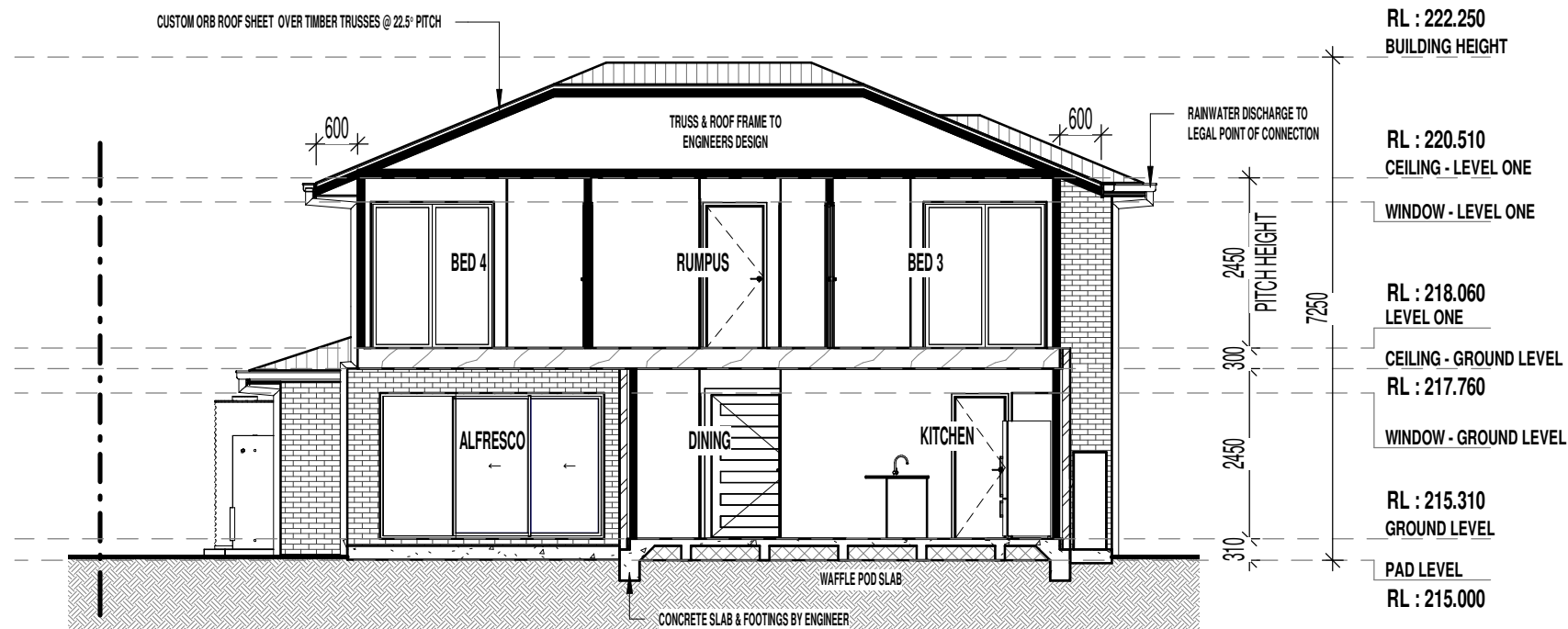
SCALE:
1 : 100 @ A3

PROJECT LOCATION:
LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081

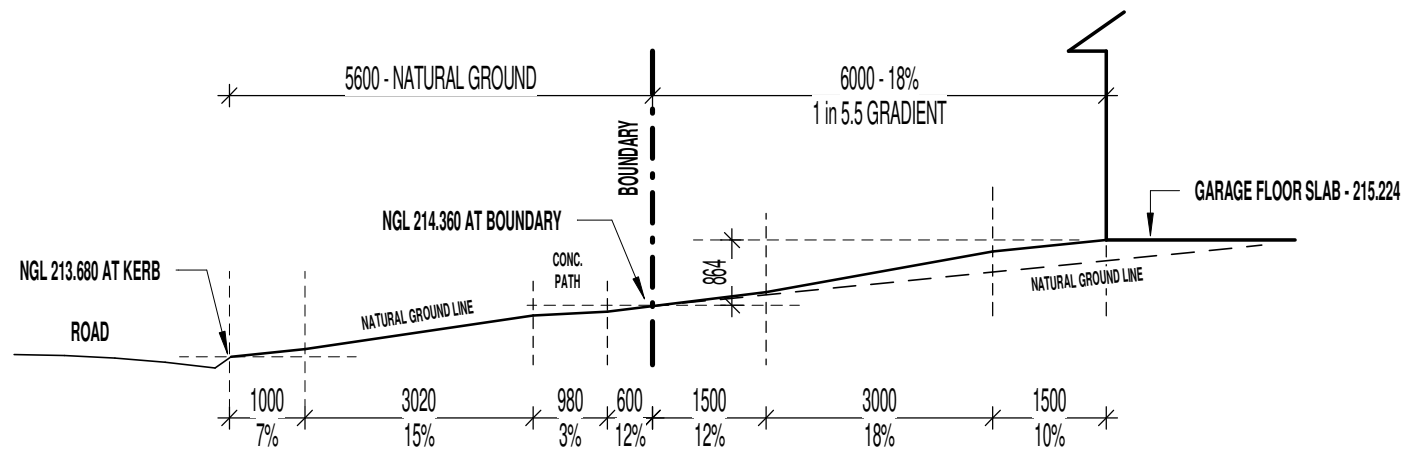
JOB NO:
DRAWING NO:
P-08
DATE DRAWN:
27/09/2021

ISSUE:
C

ISSUE	AMENDMENT	DATE
A	DA ISSUE 1	28/09/2021
B	DA ISSUE 2	05/10/2021
C	DA ISSUE 3	26/02/2022



SECTION S3
1 : 100



DRIVEWAY PROFILE
1 : 100

Summary of BASIX Commitments for Lot 01 (#6) Yallambee Road BEROWRA 2081	
	Commitment
Water	
Total area of garden and lawn (m2)	400
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	3000
Minimum area of roof connected to tank (m2)	163.93
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	3 Star (> 7.5 but <= 9 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	4 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (If required refer to BASIX certificate)	Yes
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Natural Ventilation Only
Cooktop and oven	Electric Cooktop / Electric Oven
Outdoor Clothesline	No
Indoor or Sheltered Clothesline	Yes
Well Ventilated Fridge Space	Yes
Photovoltaic System	No



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.

SIGNATURES

OWNER

DATE

OWNER

DATE

BUILDER

DATE

© COPYRIGHT - THIS DRAWING REMAINS THE PROPERTY OF GJ GARDNER HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATION PURPOSES ONLY & DO NOT FORM PART OF ANY CONTRACT

G.J. Gardner. HOMES
A Team Building Corp Pty Ltd
A.B.N: 53 159 728 855 License: -----
Unit 1/256 new line Road
Dural, NSW, 2158
P: (02) 9651 7990 F: (02) 9651 7990
W: www.gjgardner.com.au
E: Alex.Huggins@gjgardner.com.au

G.J. GARDNER SYDNEY NORTH WEST

KINGSTON 265 - MOD.

CLASSIC

© COPYRIGHT-EXCLUSIVE TO G.J GARDNER HOMES

VAUGHAN
drafting services
VAUGHAN DRAFTING
PTY LTD

A.B.N: 19 534 959 269
QBCC Lic: 15082387
35 Mildura Drive
Helensvale, Queensland, 4212
M: 0434 846 241 P: (07) 5502 7574
E: steven@vaughandrafting.com.au
W: www.vaughandraftingservices.com.au

CLIENT:
CHRISTOPHER & NONI WHITE

DRAWING TITLE:
BUILDING SECTIONS

SCALE:
1 : 100 @ A3

PROJECT LOCATION:
**LOT 01 IN DP867365
#6 YALLAMBEЕ ROAD
BEROWRA NSW 2081**

JOB NO:
P-09
DATE DRAWN:
27/09/2021

ISSUE:
C

ISSUE	AMENDMENT	DATE
A	DA ISSUE 1	28/09/2021
B	DA ISSUE 2	05/10/2021
C	DA ISSUE 3	26/02/2022



TOTAL SITE AREA :	617 m ²
TOTAL SOFT LANDSCAPING AREA :	364 m ²
SOFT LANDSCAPING AS % OF SITE AREA :	59.0 %
DRIVEWAY AREA :	45 m ²
SOFT LANDSCAPING FORWARD OF BUILDING LINE :	139 m ² / 76%
TOTAL BUILDING AREA :	154.7 m ²
BUILDING AREA AS % OF SITE AREA :	25.0 %
TOTAL SITE COVERAGE : (INCLUDING DRIVEWAY)	32.3 %

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.

SIGNATURES

OWNER

DATE

OWNER

DATE

BUILDER

DATE

CONCEPT LANDSCAPE PLAN

1 : 200

© COPYRIGHT - THIS DRAWING REMAINS THE PROPERTY OF GJ GARDNER HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATION PURPOSES ONLY & DO NOT FORM PART OF ANY CONTRACT

G.J. Gardner. HOMES
A Team Building Corp Pty Ltd
A.B.N: 53 159 728 855 License:
Unit 1/256 new line Road
Dural, NSW, 2158
P: (02) 9651 7990 F: (02) 9651 7990
W: www.gjgardner.com.au
E: Alex.Huggins@gjgardner.com.au

KINGSTON 265 - MOD.

CLASSIC

© COPYRIGHT-EXCLUSIVE TO G.J GARDNER HOMES

VAUGHAN
drafting services
VAUGHAN DRAFTING
PTY LTD

A.B.N: 19 534 959 269
QBCC Lic: 15082387
35 Mildura Drive
Helensvale, Queensland, 4212
M: 0434 846 241 P: (07) 5502 7574
E: steven@vaughandrafting.com.au
W: www.vaughandraftingservices.com.au

CLIENT:
CHRISTOPHER & NONI WHITE

DRAWING TITLE:
CONCEPT LANDSCAPE PLAN

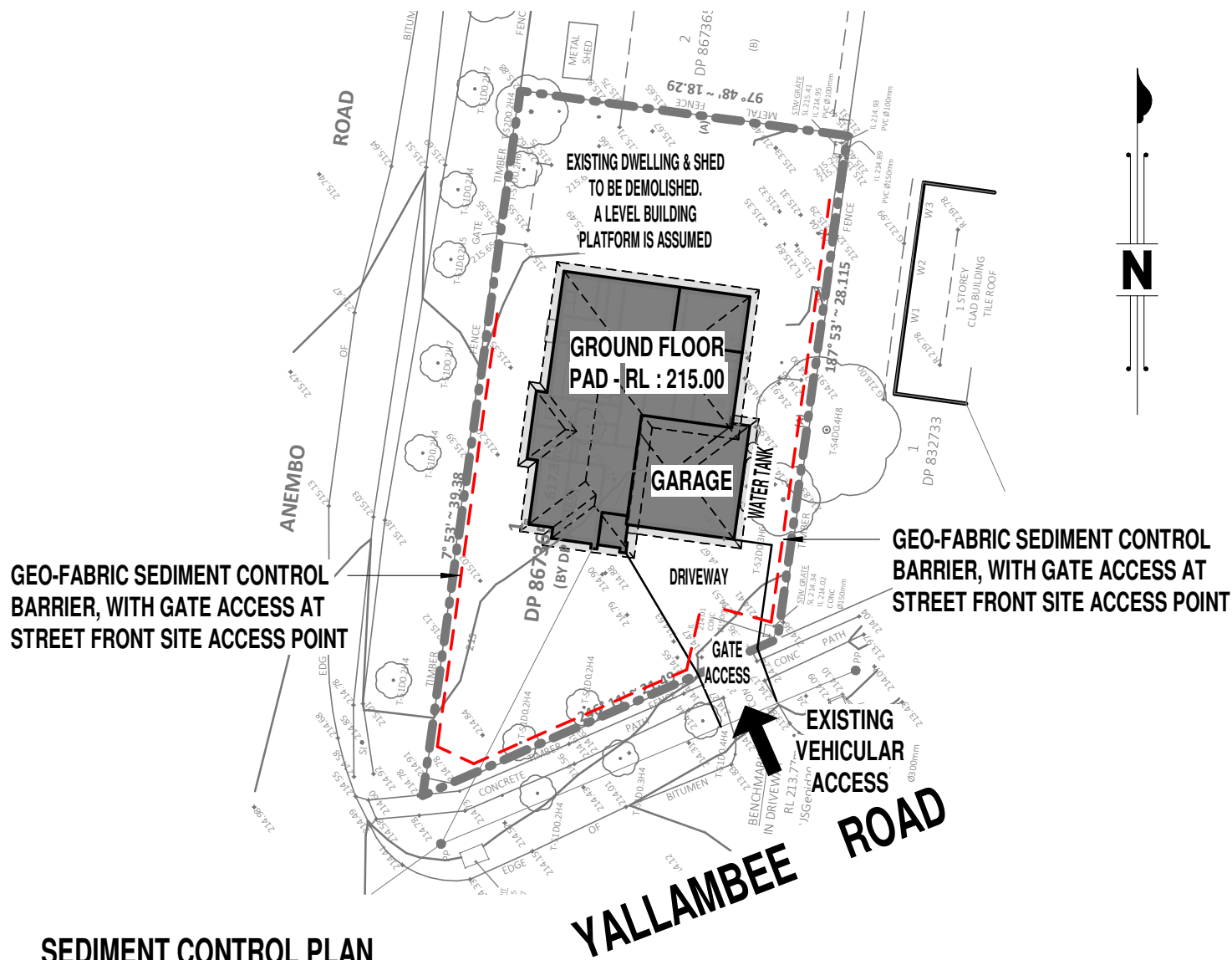
SCALE:
1 : 200 @ A3

PROJECT LOCATION:
**LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081**

JOB NO:
DRAWING NO:
P-11
DATE DRAWN:
27/09/2021

ISSUE:
C

ISSUE	AMENDMENT	DATE
A	DA ISSUE 1	28/09/2021
B	DA ISSUE 2	05/10/2021
C	DA ISSUE 3	26/02/2022



SEDIMENT CONTROL PLAN
1:350

SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL & TOP SOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL THE DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO STRIPPED AND STOCKPILED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AREA AREAS WHERE WATER MAY CONCENTRATE.
- STOCKPILE TOPSOIL SEPARATELY FROM SUBSOIL.
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

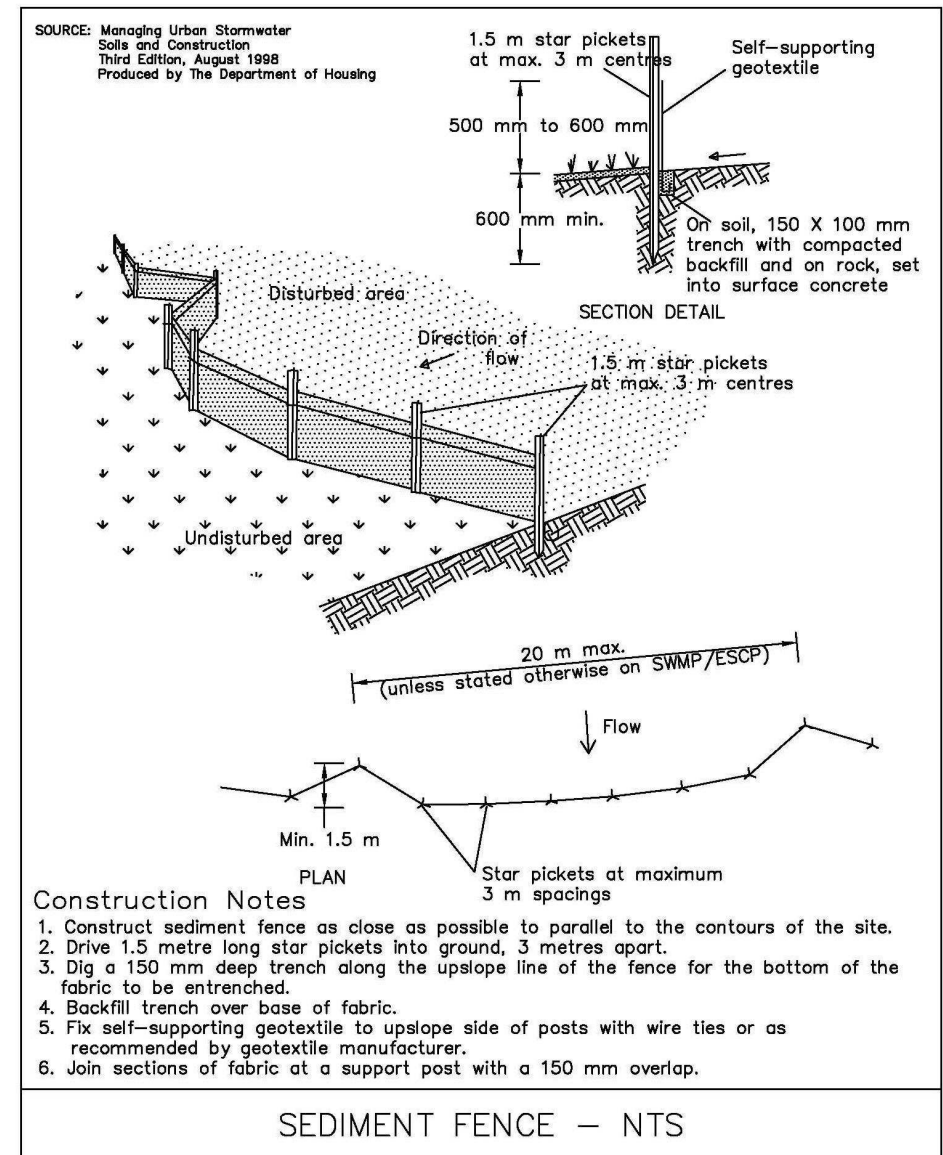
ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.

BOUNDARY NOTES:

- BOUNDARY INFORMATION SUPPLIED BY OWNER
- CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORK.

SETOUT NOTES:

- BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
- BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.



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 ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

SIGNATURES

OWNER

DATE

OWNER

DATE

BUILDER

DATE

G.J. Gardner. HOMES
A Team Building Corp Pty Ltd
A.B.N: 53 159 728 855 License: -----
Unit 1/256 new line Road
Dural, NSW, 2158
P: (02) 9651 7990 F: (02) 9651 7990
W: www.gjgardner.com.au
E: Alex.Huggins@gjgardner.com.au

KINGSTON 265 - MOD.

CLASSIC

© COPYRIGHT-EXCLUSIVE TO G.J GARDNER HOMES

VAUGHAN
drafting services
VAUGHAN DRAFTING
PTY LTD

A.B.N: 19 534 959 269
QBCC Lic: 15082387
35 Mildura Drive
Helensvale, Queensland, 4212
M: 0434 846 241 P: (07) 5502 7574
E: steven@vaughandrafting.com.au
W: www.vaughandraftingservices.com.au

CLIENT:
CHRISTOPHER & NONI WHITE

DRAWING TITLE: **EROSION & SEDIMENT PLAN**
SCALE: **1 : 350 @ A3**

PROJECT LOCATION:
**LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081**

JOB NO:
DRAWING NO: **P-12**
DATE DRAWN: **27/09/2021**
ISSUE: **C**

ISSUE	AMENDMENT	DATE
A	DA ISSUE 1	28/09/2021
B	DA ISSUE 2	05/10/2021
C	DA ISSUE 3	26/02/2022