



0008729469 27 Jun 2023

Assessor Christina Silman

Accreditation No. 20753

Address

Unit 1, 38 Daruka Road,  
TAMWORTH, NSW, 2340



hstar.com.au



0008729477 27 Jun 2023

Assessor Christina Silman

Accreditation No. 20753

Address

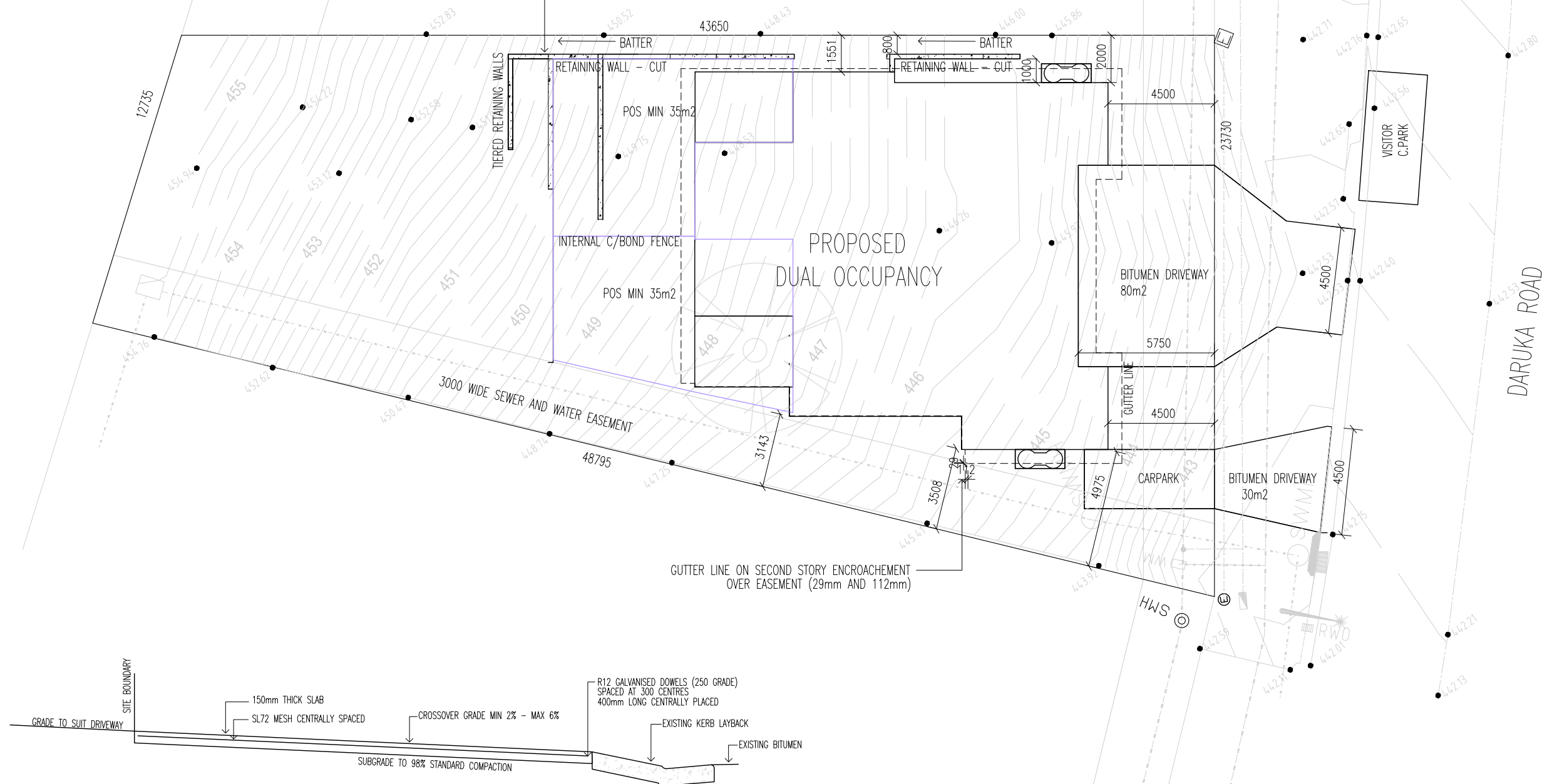
Unit 2, 38 Daruka Road,  
TAMWORTH, NSW, 2340



hstar.com.au



RETAINING WALL BY OTHERS. VARIABLE HEIGHTS  
APPROX HEIGHTS DETAILED ON ELEVATIONS



TYPICAL SECTION THROUGH DRIVEWAY LAYBACK 1:50  
AS PER TAMWORTH REGIONAL COUNCIL DRIVEWAYS - URBAN RESIDENTIAL DESIGN

| UNIT 1              |          |
|---------------------|----------|
| UPPER LIVING AREA   | 106.0m2  |
| GROUND LIVING AREA  | 34.1m2   |
| GARAGE/STORAGE AREA | 29.5m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.5m2   |
| TOTAL AREA          | 183.14m2 |
| UNIT 2              |          |
| UPPER LIVING AREA   | 110.8m2  |
| GROUND LIVING AREA  | 43.4m2   |
| GARAGE/STORAGE AREA | 26.2m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.3m2   |
| TOTAL AREA          | 193.74m2 |
| TOTAL AREA          | 376.88m2 |

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.

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

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

G.J. Gardner. HOMES  
"We're Great Together"

GJ GARDNER HOMES - TAMWORTH  
BAINBRIDGE BUILT PTY LTD  
386763C

ACACIA PARK BUSINESS COMPLEX  
UNIT 1 / 13 - 19 RINGERS ROAD  
HILLVUE NSW 2340  
Ph 6765 2634 Fax 6765 5828



CLIENT:

GAYFORD

NOTE: FOR ILLUSTRATION PURPOSES ONLY FOR GENERAL DESIGN GUIDELINES. INDIVIDUAL FEATURES MAY VARY AND ILLUSTRATION MAY NOT BE AN EXACT REPRESENTATION OF END CONSTRUCTION.

PROPOSED DUAL OCCUPANCY  
FOR GAYFORD  
AT 38 DARUKA ROAD, NORTH TAMWORTH 2340

SITE PLAN 1:200

PAGES: 2 OF 12  
SHEET SIZE: A3  
JOB NO:  
DRAWN: SF  
DATE: 05/07/2023

FLOOR AREAS:

|     |                        |            |
|-----|------------------------|------------|
| V2  | PRELIMINARY DRAWINGS   | 24/01/2022 |
| V3  | PLAN CHANGES 1         | 11/02/2022 |
| V4  | PLAN CHANGES 2         | 07/04/2022 |
| V5  | PLAN CHANGES 3         | 11/05/2022 |
| V6  | PLAN CHANGES 4         | 31/05/2022 |
| V7  | CONTRACT PLAN CHANGES  | 07/06/2022 |
| V8  | DA/CC PLANS            | 03/11/2022 |
| V9  | RETAINING WALL HEIGHTS | 25/11/2022 |
| V10 | ADDITIONAL INFORMATION | 10/01/2023 |
| V11 | NATHERS                | 05/07/2023 |

NOTE:

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE. ALL ERRORS AND OMISSIONS TO BE VERIFIED WITH THE DESIGNER BEFORE COMMENCEMENT ON SITE. DO NOT SCALE THE DRAWINGS.

THE PLUMBER SHALL CHECK AND VERIFY ALL WASTE PIPE/FLOOR DRAIN SETOUT DIMENSIONS ON SITE. ALL ERRORS AND OMISSIONS TO BE VERIFIED WITH THE DESIGNER BEFORE COMENCEMENT ON SITE. DO NOT SCALE THE DRAWINGS.

|                     |          |
|---------------------|----------|
| UNIT 1              |          |
| UPPER LIVING AREA   | 106.0m2  |
| GROUND LIVING AREA  | 34.1m2   |
| GARAGE/STORAGE AREA | 29.5m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.5m2   |
| TOTAL AREA          | 183.14m2 |
| UNIT 2              |          |
| UPPER LIVING AREA   | 110.8m2  |
| GROUND LIVING AREA  | 43.4m2   |
| GARAGE/STORAGE AREA | 26.2m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.3m2   |
| TOTAL AREA          | 193.74m2 |
| TOTAL AREA          | 376.88m2 |

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.

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

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

G.J. Gardner.

HOMES

"We're Great Together"

GJ GARDNER HOMES – TAMWORTH  
BAINBRIDGE BUILT PTY LTD  
386763C

ACACIA PARK BUSINESS COMPLEX  
UNIT 1 / 13 – 19 RINGERS ROAD  
HILLVUE NSW 2340  
Ph 6765 2634 Fax 6765 5828



CLIENT:  
**GAYFORD**

NOTE: FOR ILLUSTRATION PURPOSES ONLY FOR GENERAL DESIGN GUIDELINES. INDIVIDUAL FEATURES MAY VARY AND ILLUSTRATION MAY NOT BE AN EXACT REPRESENTATION OF END CONSTRUCTION.

PROPOSED DUAL OCCUPANCY  
FOR GAYFORD  
AT 38 DARUKA ROAD, NORTH TAMWORTH 2340

**SLAB PLAN 1:100**

|                    |                          |
|--------------------|--------------------------|
| PAGES:<br>10 OF 12 | SHEET SIZE:<br><b>A3</b> |
| JOB NO:            |                          |
| DRAWN: SF          |                          |
| DATE: 05/07/2023   |                          |

**FLOOR AREAS:**

|     |                        |            |
|-----|------------------------|------------|
| V2  | PRELIMINARY DRAWINGS   | 24/01/2022 |
| V3  | PLAN CHANGES 1         | 11/02/2022 |
| V4  | PLAN CHANGES 2         | 07/04/2022 |
| V5  | PLAN CHANGES 3         | 11/05/2022 |
| V6  | PLAN CHANGES 4         | 31/05/2022 |
| V7  | CONTRACT PLAN CHANGES  | 07/06/2022 |
| V8  | DA/CC PLANS            | 03/11/2022 |
| V9  | RETAINING WALL HEIGHTS | 25/11/2022 |
| V10 | ADDITIONAL INFORMATION | 10/01/2023 |
| V11 | NATHERS                | 05/07/2023 |

NOTE:  
STAIRS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART 3.9.1.2 OF THE BCA

SLIP RESISTANCE OF BOTH EXTERNAL AND INTERNAL STAIRS TO BE IN COMPLIANCE WITH PART 3.9.1.4 OF THE BCA

LANDINGS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART 3.9.1.5 OF THE BCA

BARRIERS AND BALUSTRADES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART 3.9.2.3 OF THE BCA

HANDRAILS TO BE INSTALLED ALONG AT LEAST ONE SIDE OF STAIRS, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART 3.9.2.4 OF THE BCA

ALL BOUNDARY LOCATIONS AND LEVELS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL UNDERGROUND SERVICE LOCATIONS TO BE CONFIRMED. OBTAIN AND CONFIRM ALL SERVICE CONNECTION APPROVALS AND REQUIREMENTS BEFORE COMMENCING ON SITE.

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE. ALL ERRORS AND OMISSIONS TO BE VERIFIED WITH THE DESIGNER BEFORE COMMENCEMENT ON SITE. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION

SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7 OF THE BCA AND MUST COMPLY WITH AS3786

PROVIDE LIFT OFF HINGES TO ALL TOILET DOORS WITH AN INTERNAL LENGTH OF 1900MM OR LESS

ALL DOWN PIPES WILL BE SPACED AT A MAXIMUM DISTANCE OF 12 METRES AND DOWN PIPES SHALL ALSO BE LOCATED WITHIN 1.2 METRES OF A VALLEY WHERE FASCIA GUTTERS DO NOT HAVE AN OVERFLOW IN ACCORDANCE WITH SECTION 3.5.2 OF THE BCA.

ALL INTERNAL WET AREAS WILL BE WATERPROOFED IN ACCORDANCE WITH THE BCA AND AS3740.

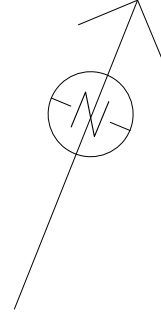
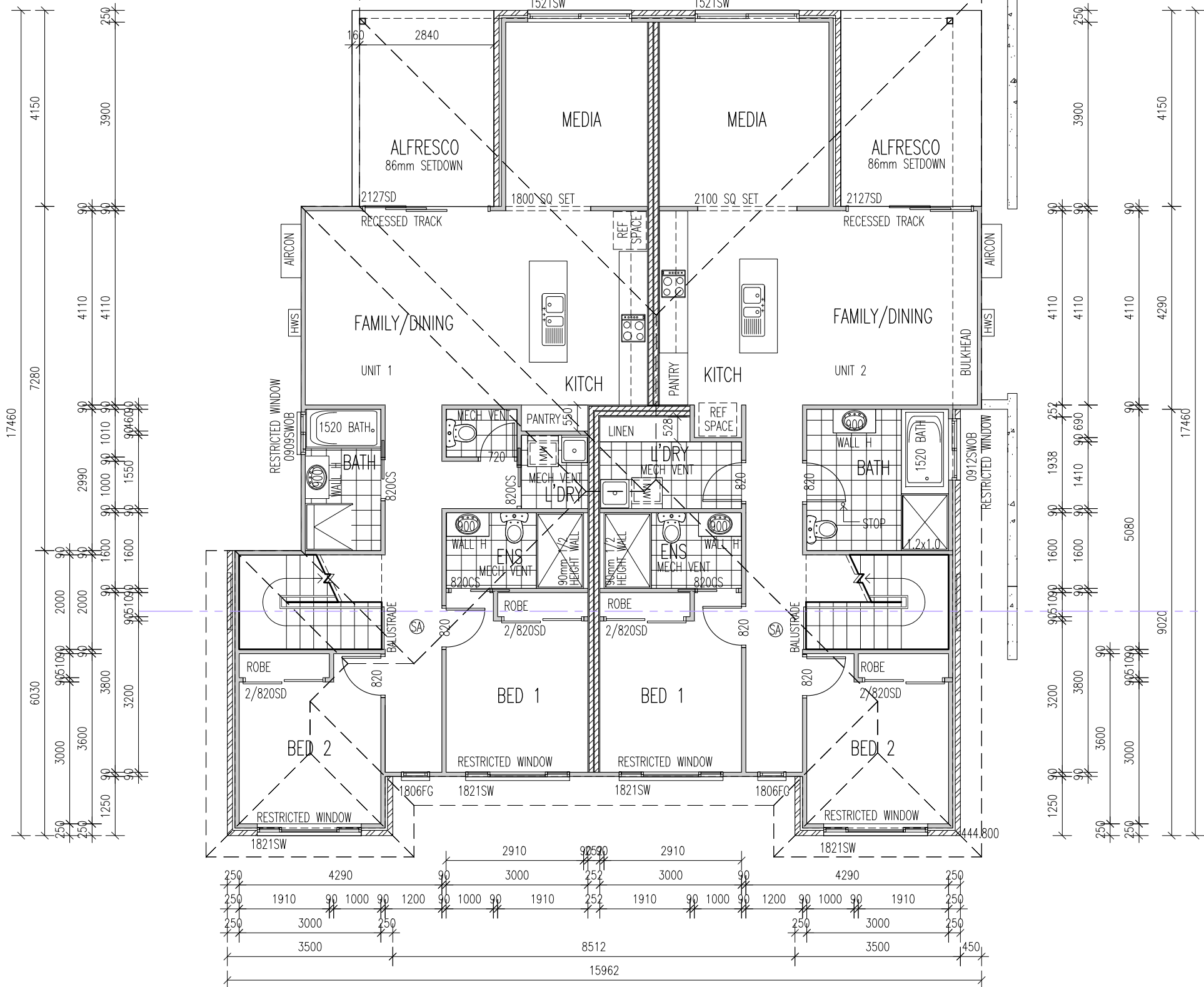
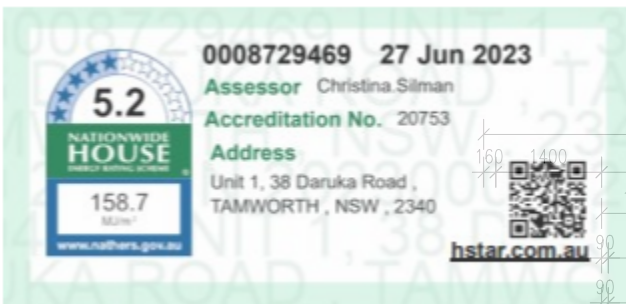
WHERE A RESTRICTED WINDOW IS NOTED, THE WINDOW WILL REQUIRE PROTECTIVE DEVICES IN ACCORDANCE WITH PART 3.9.2.6 OF THE BCA

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOUR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXHAUST SYSTEMS (INCLUDING BATHROOM 3 IN1) INSTALLED TO HAVE MIN. FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019.

EXHAUST SYSTEMS (INCLUDING BATHROOM 3 IN1) TO DISCHARGE TO OUTSIDE AIR AS PER PART 3.8.7 NCC 2019 & BASIX.

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019.



| UNIT 1              |          |
|---------------------|----------|
| UPPER LIVING AREA   | 106.0m2  |
| GROUND LIVING AREA  | 34.1m2   |
| GARAGE/STORAGE AREA | 29.5m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.5m2   |
| TOTAL AREA          | 183.14m2 |
| UNIT 2              |          |
| UPPER LIVING AREA   | 110.8m2  |
| GROUND LIVING AREA  | 43.4m2   |
| GARAGE/STORAGE AREA | 26.2m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.3m2   |
| TOTAL AREA          | 193.74m2 |
| TOTAL AREA          | 376.88m2 |

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.

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

G.J. Gardner.

HOMES

"We're Great Together"

GJ GARDNER HOMES - TAMWORTH  
BAINBRIDGE BUILT PTY LTD  
386763C

ACACIA PARK BUSINESS COMPLEX  
UNIT 1 / 13 - 19 RINGERS ROAD  
HILLVUE NSW 2340  
Ph 6765 2634 Fax 6765 5828

CLIENT:

GAYFORD

NOTE: FOR ILLUSTRATION PURPOSES ONLY FOR GENERAL DESIGN GUIDELINES. INDIVIDUAL FEATURES MAY VARY AND ILLUSTRATION MAY NOT BE AN EXACT REPRESENTATION OF END CONSTRUCTION.

PROPOSED DUAL OCCUPANCY FOR GAYFORD  
AT 38 DARUKA ROAD, NORTH TAMWORTH 2340

FLOOR PLAN 1:100

PAGES: 4 OF 12  
JOB NO:  
DRAWN: SF  
DATE: 05/07/2023

SHEET SIZE: A3

FLOOR AREAS:

V2 PRELIMINARY DRAWINGS  
V3 PLAN CHANGES 1  
V4 PLAN CHANGES 2  
V5 PLAN CHANGES 3  
V6 PLAN CHANGES 4  
V7 CONTRACT PLAN CHANGES  
V8 DA/CC PLANS  
V9 RETAINING WALL HEIGHTS  
V10 ADDITIONAL INFORMATION  
V11 NATHERS

24/01/2022  
11/02/2022  
07/04/2022  
11/05/2022  
31/05/2022  
07/06/2022  
03/11/2022  
25/11/2022  
10/01/2023  
05/07/2023



NOTE:  
STAIRS TO BE DESIGNED AND CONSTRUCTED  
IN ACCORDANCE WITH PART 3.9.1.2 OF THE  
BCA

SLIP RESISTANCE OFBOTH EXTERNAL AND  
INTERNAL STAIRS TO BE IN COMPLIANCE  
WITH  
PART 3.9.1.4 OF THE BCA

LANDINGS TO BE DESIGNED AND  
CONSTRUCTED IN ACCORDANCE WITH PART  
3.9.1.5 OF THE BCA

BARRIERS AND BALUSTRADES TO BE  
DESIGNED AND CONSTRUCTED IN  
ACCORDANCE WITH PART  
3.9.2.3 OF THE BCA

HANDRAILS TO BE INSTALLED ALONG AT  
LEAST ONE SIDE OF STAIRS, DESIGNED AND  
CONSTRUCTED IN ACCORDACNE WITH PART  
3.9.2.4 OF THE BCA

ALL BOUNDARY LOCATIONS AND LEVELS TO  
BE CONFIRMED BY A REGISTERED  
SURVEYOR. ALL UNDERGROUND SERVICE  
LOCATIONS TO BE CONFIRMED. OBTAIN AND  
CONFIRM ALL SERVICE CONNECTION  
APPROVALS AND REQUIREMENTS BEFORE  
COMMENCING ON SITE.

THE BUILDER SHALL CHECK AND VERIFY  
ALL DIMENSIONS AND LEVELS ON SITE. ALL  
ERRORS AND OMISSIONS TO BE VERIFIED  
WITH THE DESIGNER BEFORE  
COMMENCEMENT ON SITE. DO NOT SCALE  
THE DRAWINGS. DRAWINGS SHALL NOT BE  
USED FOR CONSTRUCTION PURPOSES UNTIL  
ISSUED FOR CONSTRUCTION

SMOKE ALARMS TO BE IN ACCORDANCE  
WITH PART 3.7 OF THE BCA AND MUST  
COMPLY WITH AS3786

PROVIDE LIFT OFF HINGES TO ALL TOILET  
DOORS WITH AN INTERNAL LENGTH OF  
1900MM OR LESS

ALL DOWN PIPES WILL BE SPACED AT A  
MAXIMUM DISTANCE OF 12 METRES AND  
DOWN PIPES SHALL ALSO BE LOCATED  
WITHIN 1.2 METRES OF A VALLEY WHERE  
FASCIA GUTTERS DO NOT HAVE AN  
OVERFLOW IN ACCORDANCE WITH SECTION  
3.5.2 OF THE BCA.

ALL INTERNAL WET AREAS WILL BE  
WATERPROOFED IN ACCORDANCE WITH THE  
BCA AND AS3740.

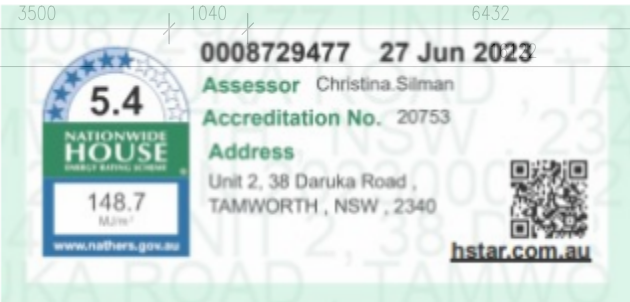
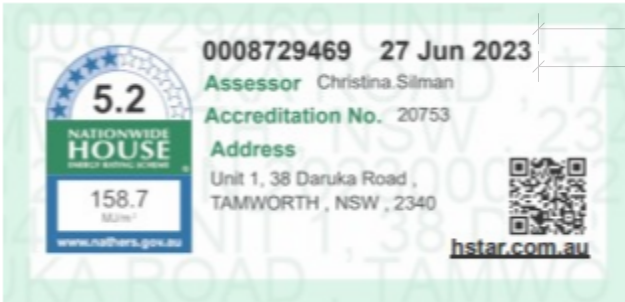
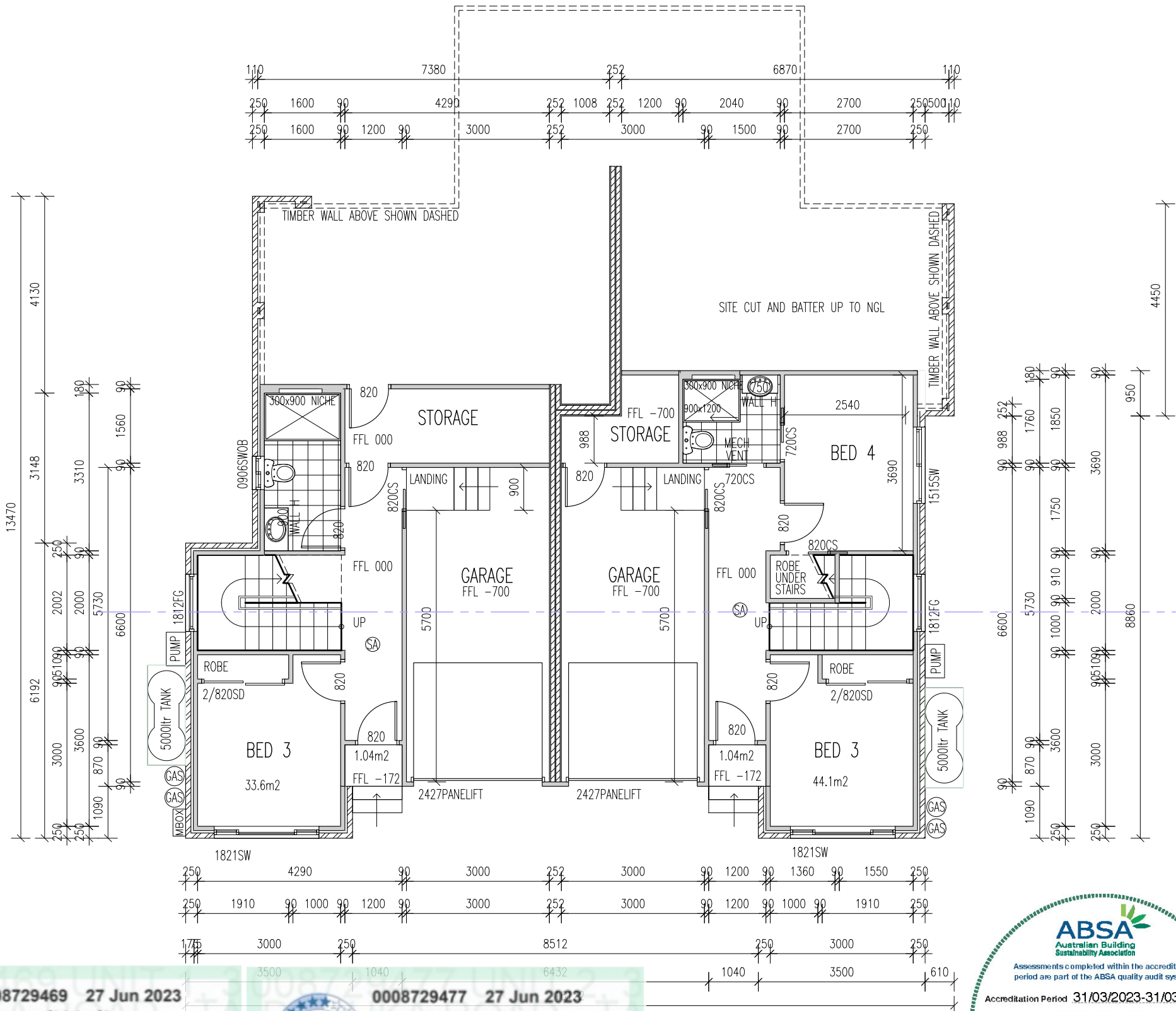
WHERE A RESTRICTED WINDOW IS NOTED,  
THE WINDOW WILL REQUIRE PROTECTIVE  
DEVICES IN ACCORDANCE WITH PART 3.9.2.6  
OF THE BCA

PLIABLE BUILDING MEMBRANE INSTALLED IN  
EXTERNAL WALLS TO BE A VAPOUR  
PERMEABLE TYPE, COMPLY WITH AS/NZS  
4200.1 AND BE INSTALLED AS PER  
AS4200.2

EXHAUST SYSTEMS (INCLUDING BATHROOM 3  
IN1) INSTALLED TO HAVE MIN. FLOW RATE  
IN ACCORDANCE WITH PART 3.8.7 NCC  
2019.

EXHAUST SYSTEMS (INCLUDING BATHROOM 3  
IN1) TO DISCHARGE TO OUTSIDE AIR AS  
PER PART 3.8.7 NCC 2019 & BASIX.

EXTERNAL DOORS AND OPENABLE WINDOWS  
IN CONDITIONED SPACES TO BE SEALED TO  
RESTRICT AIR INFILTRATION AS PER PART  
3.12.3 NCC 2019.



| UNIT 1                                                                                                                                                                                                                                           |             |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--|
| UPPER LIVING AREA                                                                                                                                                                                                                                | 106.0m2     |  |
| GROUND LIVING AREA                                                                                                                                                                                                                               | 34.1m2      |  |
| GARAGE/STORAGE AREA                                                                                                                                                                                                                              | 29.5m2      |  |
| PORCH AREA                                                                                                                                                                                                                                       | 1.04m2      |  |
| ALFRESCO AREA                                                                                                                                                                                                                                    | 12.5m2      |  |
| TOTAL AREA                                                                                                                                                                                                                                       | 183.14m2    |  |
| UNIT 2                                                                                                                                                                                                                                           |             |  |
| UPPER LIVING AREA                                                                                                                                                                                                                                | 110.8m2     |  |
| GROUND LIVING AREA                                                                                                                                                                                                                               | 43.4m2      |  |
| GARAGE/STORAGE AREA                                                                                                                                                                                                                              | 26.2m2      |  |
| PORCH AREA                                                                                                                                                                                                                                       | 1.04m2      |  |
| ALFRESCO AREA                                                                                                                                                                                                                                    | 12.3m2      |  |
| TOTAL AREA                                                                                                                                                                                                                                       | 193.74m2    |  |
| TOTAL AREA                                                                                                                                                                                                                                       | 376.88m2    |  |
| 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. |             |  |
| OWNER SIGNED: .....                                                                                                                                                                                                                              | DATE: ..... |  |
| OWNER SIGNED: .....                                                                                                                                                                                                                              | DATE: ..... |  |
| BUILDER SIGNED: .....                                                                                                                                                                                                                            | DATE: ..... |  |

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

**G.J. Gardner. HOMES**  
"We're Great Together"

GJ GARDNER HOMES - TAMWORTH  
BAINBRIDGE BUILT PTY LTD  
386763C

ACACIA PARK BUSINESS COMPLEX  
UNIT 1 / 13 - 19 RINGERS ROAD  
HILLVUE NSW 2340  
Ph 6765 2634 Fax 6765 5828



CLIENT:

**GAYFORD**

NOTE: FOR ILLUSTRATION PURPOSES ONLY FOR GENERAL  
DESIGN GUIDELINES. INDIVIDUAL FEATURES MAY VARY AND  
ILLUSTRATION MAY NOT BE AN EXACT REPRESENTATION OF  
END CONSTRUCTION.

PROPOSED DUAL OCCUPANCY  
FOR GAYFORD  
AT 38 DARUKA ROAD, NORTH TAMWORTH 2340

**FLOOR PLAN 1:100**

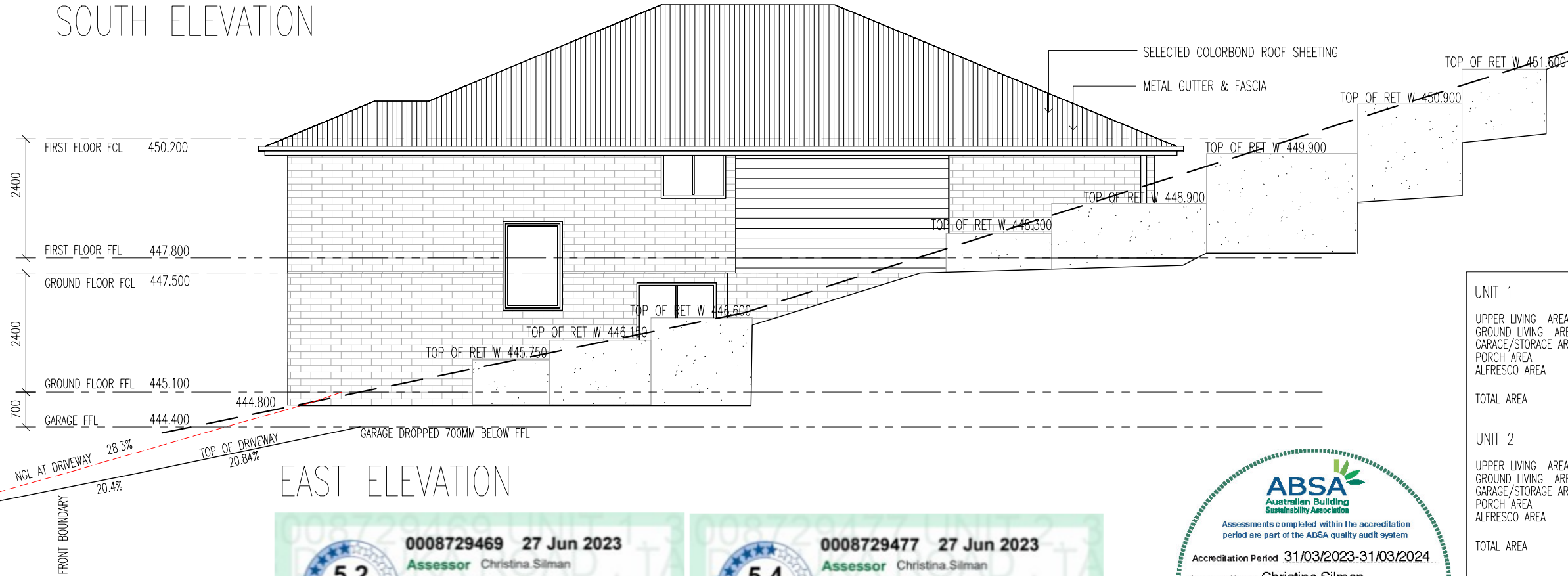
PAGES: 5 OF 12  
SHEET SIZE: A3  
JOB NO:  
DRAWN: SF  
DATE: 05/07/2023

**FLOOR AREAS:**

|     |                        |            |
|-----|------------------------|------------|
| V2  | PRELIMINARY DRAWINGS   | 24/01/2022 |
| V3  | PLAN CHANGES 1         | 11/02/2022 |
| V4  | PLAN CHANGES 2         | 07/04/2022 |
| V5  | PLAN CHANGES 3         | 11/05/2022 |
| V6  | PLAN CHANGES 4         | 31/05/2022 |
| V7  | CONTRACT PLAN CHANGES  | 07/06/2022 |
| V8  | DA/CC PLANS            | 03/11/2022 |
| V9  | RETAINING WALL HEIGHTS | 25/11/2022 |
| V10 | ADDITIONAL INFORMATION | 10/01/2023 |
| V11 | NATHERS                | 05/07/2023 |



SOUTH ELEVATION



EAST ELEVATION



| UNIT 1              |          |
|---------------------|----------|
| UPPER LIVING AREA   | 106.0m2  |
| GROUND LIVING AREA  | 34.1m2   |
| GARAGE/STORAGE AREA | 29.5m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.5m2   |
| TOTAL AREA          | 183.14m2 |

| UNIT 2              |          |
|---------------------|----------|
| UPPER LIVING AREA   | 110.8m2  |
| GROUND LIVING AREA  | 43.4m2   |
| GARAGE/STORAGE AREA | 26.2m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.3m2   |
| TOTAL AREA          | 193.74m2 |

TOTAL AREA 376.88m2

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: .....

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

**G.J. Gardner. HOMES**  
"We're Great Together"

GJ GARDNER HOMES - TAMWORTH  
BAINBRIDGE BUILT PTY LTD  
386763C

ACACIA PARK BUSINESS COMPLEX  
UNIT 1 / 13 - 19 RINGERS ROAD  
HILLVUE NSW 2340  
Ph 6765 2634 Fax 6765 5828



CLIENT:

**GAYFORD**

NOTE: FOR ILLUSTRATION PURPOSES ONLY FOR GENERAL DESIGN GUIDELINES. INDIVIDUAL FEATURES MAY VARY AND ILLUSTRATION MAY NOT BE AN EXACT REPRESENTATION OF END CONSTRUCTION.

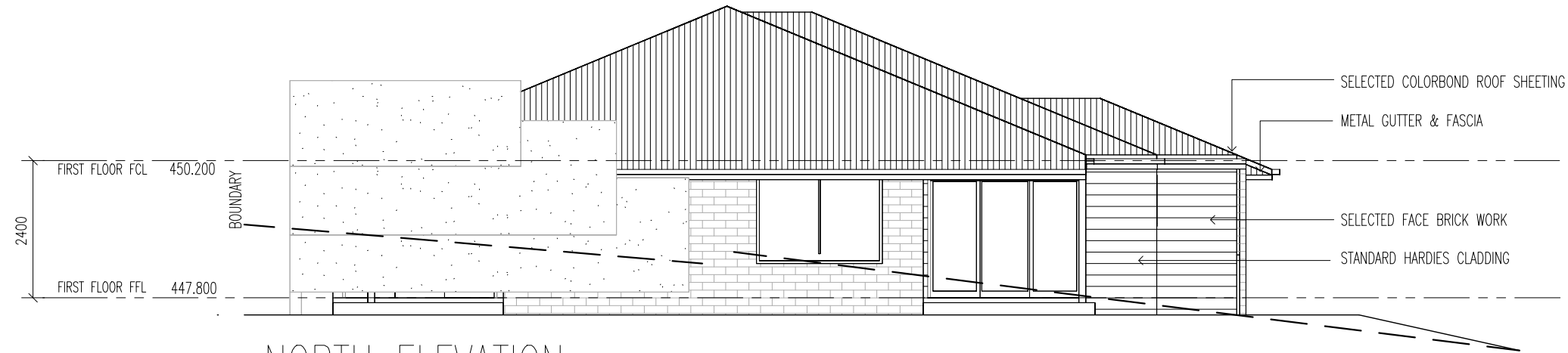
PROPOSED DUAL OCCUPANCY  
FOR GAYFORD  
AT 38 DARUKA ROAD, NORTH TAMWORTH 2340

**ELEVATIONS**

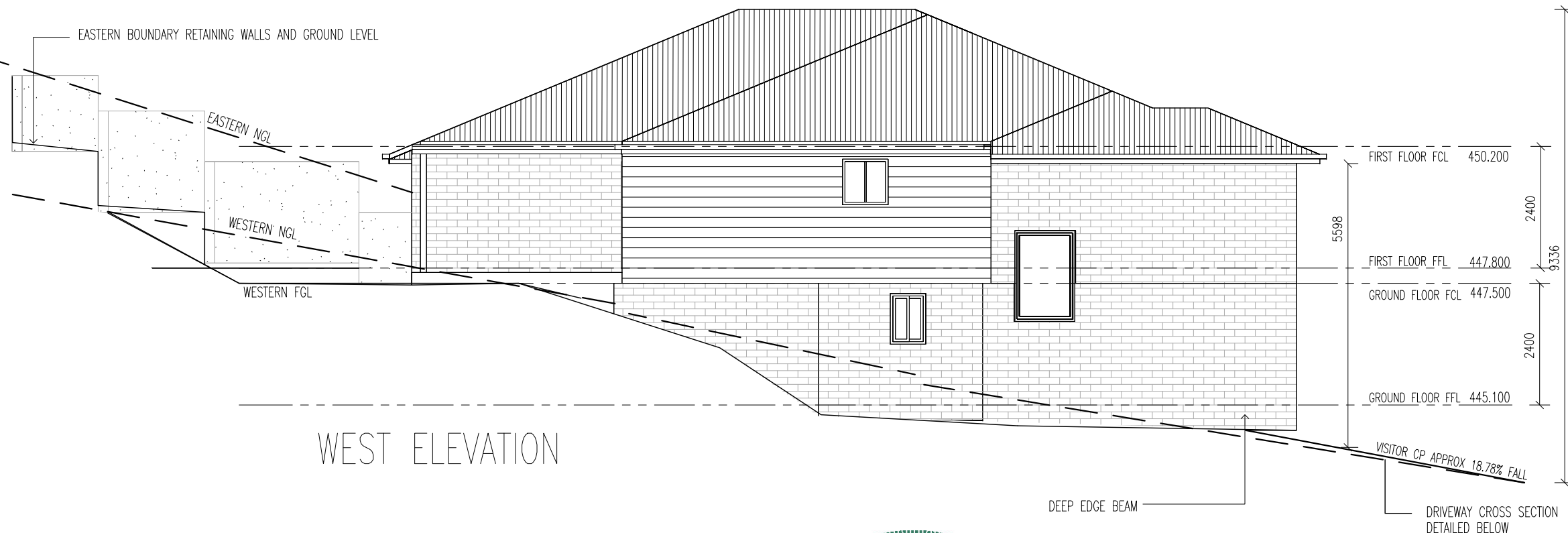
PAGES: 6 OF 12  
SHEET SIZE: A3  
JOB NO:  
DRAWN: SF  
DATE: 05/07/2023

**FLOOR AREAS:**

|     | PRELIMINARY DRAWINGS   | 24/01/2022 |
|-----|------------------------|------------|
| V2  | PLAN CHANGES 1         | 11/02/2022 |
| V3  | PLAN CHANGES 2         | 07/04/2022 |
| V4  | PLAN CHANGES 3         | 11/05/2022 |
| V5  | PLAN CHANGES 4         | 31/05/2022 |
| V6  |                        | 07/06/2022 |
| V7  | CONTRACT PLAN CHANGES  |            |
| V8  | DA/CC PLANS            | 03/11/2022 |
| V9  | RETAINING WALL HEIGHTS | 25/11/2022 |
| V10 | ADDITIONAL INFORMATION | 10/01/2023 |
| V11 | NATHERS                | 05/07/2023 |



NORTH ELEVATION



WEST ELEVATION

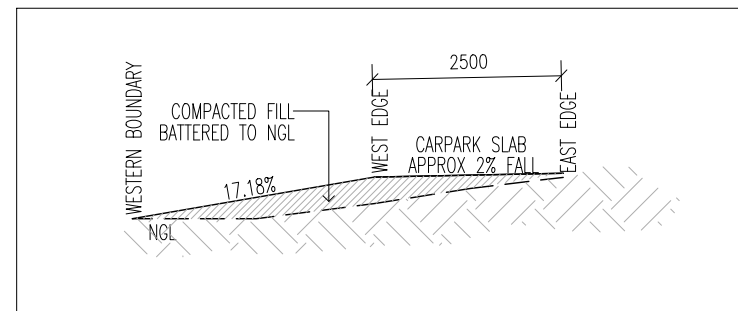
| UNIT 1              |          |
|---------------------|----------|
| UPPER LIVING AREA   | 106.0m2  |
| GROUND LIVING AREA  | 34.1m2   |
| GARAGE/STORAGE AREA | 29.5m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.5m2   |
| TOTAL AREA          | 183.14m2 |

| UNIT 2              |          |
|---------------------|----------|
| UPPER LIVING AREA   | 110.8m2  |
| GROUND LIVING AREA  | 43.4m2   |
| GARAGE/STORAGE AREA | 26.2m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.3m2   |
| TOTAL AREA          | 193.74m2 |

TOTAL AREA 376.88m2

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.

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



DRIVEWAY CROSS SECTION



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

**G.J. Gardner. HOMES**  
"We're Great Together"

GJ GARDNER HOMES - TAMWORTH  
BAINBRIDGE BUILT PTY LTD  
386763C

ACACIA PARK BUSINESS COMPLEX  
UNIT 1 / 13 - 19 RINGERS ROAD  
HILLVUE NSW 2340  
Ph 6765 2634 Fax 6765 5828

**CUSTOM**



CLIENT:

**GAYFORD**

NOTE: FOR ILLUSTRATION PURPOSES ONLY FOR GENERAL DESIGN GUIDELINES. INDIVIDUAL FEATURES MAY VARY AND ILLUSTRATION MAY NOT BE AN EXACT REPRESENTATION OF END CONSTRUCTION.

PROPOSED DUAL OCCUPANCY  
FOR GAYFORD  
AT 38 DARUKA ROAD, NORTH TAMWORTH 2340

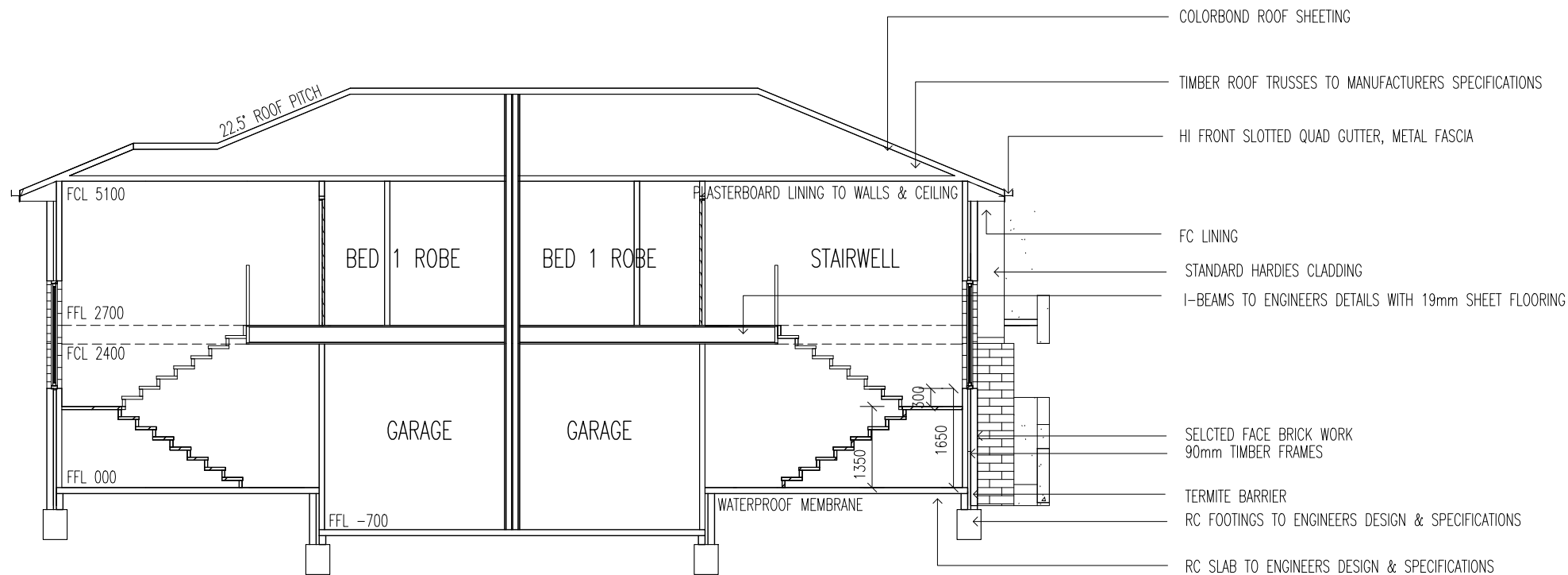
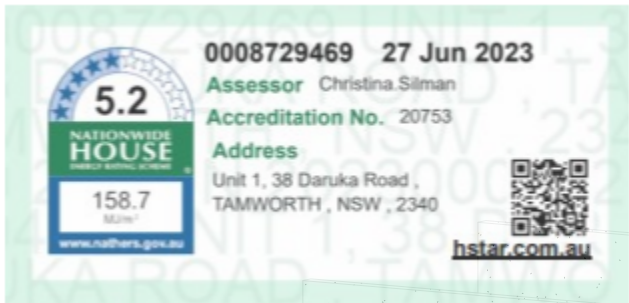
**ELEVATIONS**

PAGES: 7 OF 12  
SHEET SIZE: A3  
JOB NO:  
DRAWN: SF  
DATE: 05/07/2023

**FLOOR AREAS:**

|     | PRELIMINARY DRAWINGS   | 24/01/2022 |
|-----|------------------------|------------|
| V2  | PLAN CHANGES 1         | 11/02/2022 |
| V3  | PLAN CHANGES 2         | 07/04/2022 |
| V4  | PLAN CHANGES 3         | 11/05/2022 |
| V5  | PLAN CHANGES 4         | 31/05/2022 |
| V6  |                        | 07/06/2022 |
| V7  | CONTRACT PLAN CHANGES  |            |
| V8  | DA/CC PLANS            | 03/11/2022 |
| V9  | RETAINING WALL HEIGHTS | 25/11/2022 |
| V10 | ADDITIONAL INFORMATION | 10/01/2023 |
| V11 | NATHERS                | 05/07/2023 |





SECTION 1:100

| UNIT 1              |          |
|---------------------|----------|
| UPPER LIVING AREA   | 106.0m2  |
| GROUND LIVING AREA  | 34.1m2   |
| GARAGE/STORAGE AREA | 29.5m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.5m2   |
| TOTAL AREA          | 183.14m2 |

| UNIT 2              |          |
|---------------------|----------|
| UPPER LIVING AREA   | 110.8m2  |
| GROUND LIVING AREA  | 43.4m2   |
| GARAGE/STORAGE AREA | 26.2m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.3m2   |
| TOTAL AREA          | 193.74m2 |

TOTAL AREA 376.88m2

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:

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

**G.J. Gardner. HOMES**  
"We're Great Together"

GJ GARDNER HOMES - TAMWORTH  
BAINBRIDGE BUILT PTY LTD  
386763C  
ACACIA PARK BUSINESS COMPLEX  
UNIT 1 / 13 - 19 RINGERS ROAD  
HILLVUE NSW 2340  
Ph 6765 2634 Fax 6765 5828



CLIENT:  
**GAYFORD**  
NOTE: FOR ILLUSTRATION PURPOSES ONLY FOR GENERAL DESIGN GUIDELINES. INDIVIDUAL FEATURES MAY VARY AND ILLUSTRATION MAY NOT BE AN EXACT REPRESENTATION OF END CONSTRUCTION.

PROPOSED DUAL OCCUPANCY  
FOR GAYFORD  
AT 38 DARUKA ROAD, NORTH TAMWORTH 2340

3D ELEVATIONS & SECTION

PAGES: 8 OF 12  
SHEET SIZE: A3  
JOB NO:  
DRAWN: SF  
DATE: 05/07/2023

FLOOR AREAS:

|     | PRELIMINARY DRAWINGS   | 24/01/2022 |
|-----|------------------------|------------|
| V2  | PLAN CHANGES 1         | 11/02/2022 |
| V3  | PLAN CHANGES 2         | 07/04/2022 |
| V4  | PLAN CHANGES 3         | 11/05/2022 |
| V5  | PLAN CHANGES 4         | 31/05/2022 |
| V6  |                        | 07/06/2022 |
| V7  | CONTRACT PLAN CHANGES  |            |
| V8  | DA/CC PLANS            | 03/11/2022 |
| V9  | RETAINING WALL HEIGHTS | 25/11/2022 |
| V10 | ADDITIONAL INFORMATION | 10/01/2023 |
| V11 | NATHERS                | 05/07/2023 |

- \* Boral Partiwall: plasterboard/frame+R2.0/shaftliner/frame+R2.0/plasterboard)
- \* R2.5 to all external walls
- \* R2.5 to ground floor walls adjacent to subfloor
- \* R4.0 to all ceilings adjacent to roofspace
- \* R4.0 ceiling insulation to garage and porch ceilings where first floor is above
- \* R2.0 floor insulation over enclosed subfloor in Kitchen/Live/Dine
- \* Anticon blanket under roof sheeting
- \* House 1: R2.0 wall insulation to ground floor bath/store, ground floor bath/hall, ground floor bath/stair, first floor bath all internal walls
- \* House 1: R2.5 wall insulation to garage/store and garage/hall walls
- \* House 2: R2.5 wall insulation to garage/hall, garage/bath, store/bath walls

5.2

NATIONWIDE HOUSE

158.7

MUMI

www.nathers.gov.au

0008729469 27 Jun 2023

Assessor Christina Silman

Accreditation No. 20753

Address

Unit 1, 38 Daruka Road , TAMWORTH , NSW , 2340



hstar.com.au

5.4

NATIONWIDE HOUSE

148.7

MUMI

www.nathers.gov.au

0008729477 27 Jun 2023

Assessor Christina Silman

Accreditation No. 20753

Address

Unit 2, 38 Daruka Road , TAMWORTH , NSW , 2340



hstar.com.au



| Project address                            |                              | Common area landscape                                             |                  |
|--------------------------------------------|------------------------------|-------------------------------------------------------------------|------------------|
| Project name                               | GAYFORD                      | Common area lawn (m²)                                             | 0.0              |
| Street address                             | 38 DARUKA Road TAMWORTH 2340 | Common area garden (m²)                                           | 0.0              |
| Local Government Area                      | Tamworth Regional Council    | Area of indigenous or low water use species (m²)                  | 0.0              |
| Plan type and plan number                  | deposited 1225120            | Assessor details                                                  |                  |
| Lot no.                                    | 141                          | Assessor number                                                   | 20753            |
| Section no.                                | -                            | Certificate number                                                | 0008729469       |
| Project type                               |                              | Climate zone                                                      | 14               |
| No. of residential flat buildings          | 0                            | Ceiling fan in at least one bedroom                               | No               |
| No. of units in residential flat buildings | 0                            | Ceiling fan in at least one living room or other conditioned area | No               |
| No. of multi-dwelling houses               | 2                            | Project score                                                     |                  |
| No. of single dwelling houses              | 0                            | Water                                                             | 45 Target 30     |
| Site details                               |                              | Thermal Comfort                                                   | Pass Target Pass |
| Site area (m²)                             | 828.1                        | Energy                                                            | 45 Target 45     |
| Roof area (m²)                             | 273                          |                                                                   |                  |
| Non-residential floor area (m²)            | 0.0                          |                                                                   |                  |
| Residential car spaces                     | 2                            |                                                                   |                  |
| Non-residential car spaces                 | 0                            |                                                                   |                  |

| Dwelling no.        | Cooling                                            |                                                    | Heating                                            |                                                    | Artificial lighting        |                                 |                 |                       |              |                 | Natural lighting              |              |
|---------------------|----------------------------------------------------|----------------------------------------------------|----------------------------------------------------|----------------------------------------------------|----------------------------|---------------------------------|-----------------|-----------------------|--------------|-----------------|-------------------------------|--------------|
|                     | living areas                                       | bedroom areas                                      | living areas                                       | bedroom areas                                      | No. of bedrooms &/or study | No. of living &/or dining rooms | Each kitchen    | All bathrooms/toilets | Each laundry | All hallways    | No. of bathrooms &/or toilets | Main kitchen |
| 1                   | 1-phase airconditioning 5 star (cold zone) (zoned) | 1-phase airconditioning 5 star (cold zone) (zoned) | 1-phase airconditioning 5 star (cold zone) (zoned) | 1-phase airconditioning 5 star (cold zone) (zoned) | 3                          | 2 (dedicated)                   | yes (dedicated) | no                    | no           | yes (dedicated) | 0                             | -            |
| All other dwellings | 1-phase airconditioning 5 star (cold zone) (zoned) | 1-phase airconditioning 5 star (cold zone) (zoned) | 1-phase airconditioning 5 star (cold zone) (zoned) | 1-phase airconditioning 5 star (cold zone) (zoned) | 4                          | 2 (dedicated)                   | yes (dedicated) | no                    | no           | yes (dedicated) | 0                             | -            |

| Dwelling no.  | Individual pool     |       | Individual spa     |       | Appliances & other efficiency measures                       |              |                              |            |                |               |                                         |                                                    |
|---------------|---------------------|-------|--------------------|-------|--------------------------------------------------------------|--------------|------------------------------|------------|----------------|---------------|-----------------------------------------|----------------------------------------------------|
|               | Pool heating system | Timer | Spa heating system | Timer | Kitchen cooktop/oven                                         | Refrigerator | Well ventilated fridge space | Dishwasher | Clothes washer | Clothes dryer | Indoor or sheltered clothes drying line | Private outdoor or unsheltered clothes drying line |
| All dwellings | -                   | -     | -                  | -     | gas cooktop & electric oven                                  | -            | -                            | -          | -              | -             | no                                      | yes                                                |
|               |                     |       |                    |       | Alternative energy                                           |              |                              |            |                |               |                                         |                                                    |
| Dwelling no.  |                     |       |                    |       | Photovoltaic system (min rated electrical output in peak kW) |              |                              |            |                |               |                                         |                                                    |
| All dwellings |                     |       |                    |       | -                                                            |              |                              |            |                |               |                                         |                                                    |

| Dwelling no.  | Fixtures                      |                             |                  |                   |                               | Appliances          |                  | Individual pool     |            |               |             | Individual spa      |           |            |
|---------------|-------------------------------|-----------------------------|------------------|-------------------|-------------------------------|---------------------|------------------|---------------------|------------|---------------|-------------|---------------------|-----------|------------|
|               | All shower-heads              | All toilet flushing systems | All kitchen taps | All bathroom taps | HW recirculation or diversion | All clothes washers | All dish-washers | Volume (max volume) | Pool cover | Pool location | Pool shaded | Volume (max volume) | Spa cover | Spa shaded |
| All dwellings | 4 star (> 6 but <= 7.5 L/min) | 4 star                      | 4 star           | 4 star            | no                            | -                   | -                | -                   | -          | -             | -           | -                   | -         | -          |

| Alternative water source |                                  |                               |                                                                                                                                                                                                 |                      |                       |                    |             |            |
|--------------------------|----------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------|--------------------|-------------|------------|
| Dwelling no.             | Alternative water supply systems | Size                          | Configuration                                                                                                                                                                                   | Landscape connection | Toilet connection (s) | Laundry connection | Pool top-up | Spa top-up |
| All dwellings            | individual water tank (no. 1)    | Tank size (min) 5000.0 litres | To collect run-off from at least: 273.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area. | yes                  | yes                   | yes                | -           | -          |
| None                     | -                                | -                             | -                                                                                                                                                                                               | -                    | -                     | -                  | -           | -          |

| Dwelling no.  | Hot water                | Bathroom ventilation system              |                      | Kitchen ventilation system               |                      | Laundry ventilation system              |                   |
|---------------|--------------------------|------------------------------------------|----------------------|------------------------------------------|----------------------|-----------------------------------------|-------------------|
|               | Hot water system         | Each bathroom                            | Operation control    | Each kitchen                             | Operation control    | Each laundry                            | Operation control |
| All dwellings | gas instantaneous 6 star | individual fan, ducted to façade or roof | manual switch on/off | individual fan, ducted to façade or roof | manual switch on/off | natural ventilation only, or no laundry | -                 |

| Dwelling no.        | Thermal loads                            |                                          |
|---------------------|------------------------------------------|------------------------------------------|
|                     | Area adjusted heating load (in mJ/m²/yr) | Area adjusted cooling load (in mJ/m²/yr) |
| 1                   | 142.2                                    | 16.5                                     |
| All other dwellings | 136.7                                    | 12.0                                     |

| Dwelling no.        | Construction of floors and walls |                                         |                                             |                                   |                                          |
|---------------------|----------------------------------|-----------------------------------------|---------------------------------------------|-----------------------------------|------------------------------------------|
|                     | Concrete slab on ground(m²)      | Suspended floor with open subfloor (m²) | Suspended floor with enclosed subfloor (m²) | Suspended floor above garage (m²) | Primarily rammed earth or mudbrick walls |
| 1                   | 35                               | -                                       | 50                                          | 29                                | No                                       |
| All other dwellings | 37                               | -                                       | 59                                          | 26                                | No                                       |

|                     |          |
|---------------------|----------|
| UNIT 1              |          |
| UPPER LIVING AREA   | 106.0m2  |
| GROUND LIVING AREA  | 34.1m2   |
| GARAGE/STORAGE AREA | 29.5m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.5m2   |
| TOTAL AREA          | 183.14m2 |

|                     |          |
|---------------------|----------|
| UNIT 2              |          |
| UPPER LIVING AREA   | 110.8m2  |
| GROUND LIVING AREA  | 43.4m2   |
| GARAGE/STORAGE AREA | 26.2m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.3m2   |
| TOTAL AREA          | 193.74m2 |

TOTAL AREA 376.88m2

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.

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





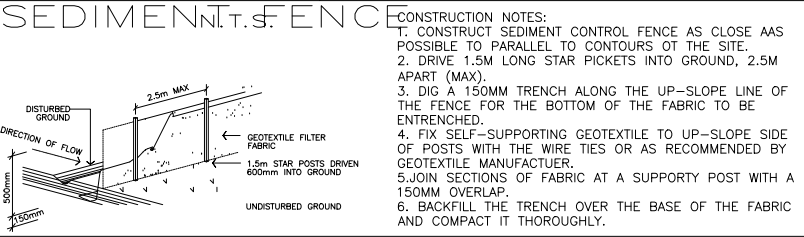
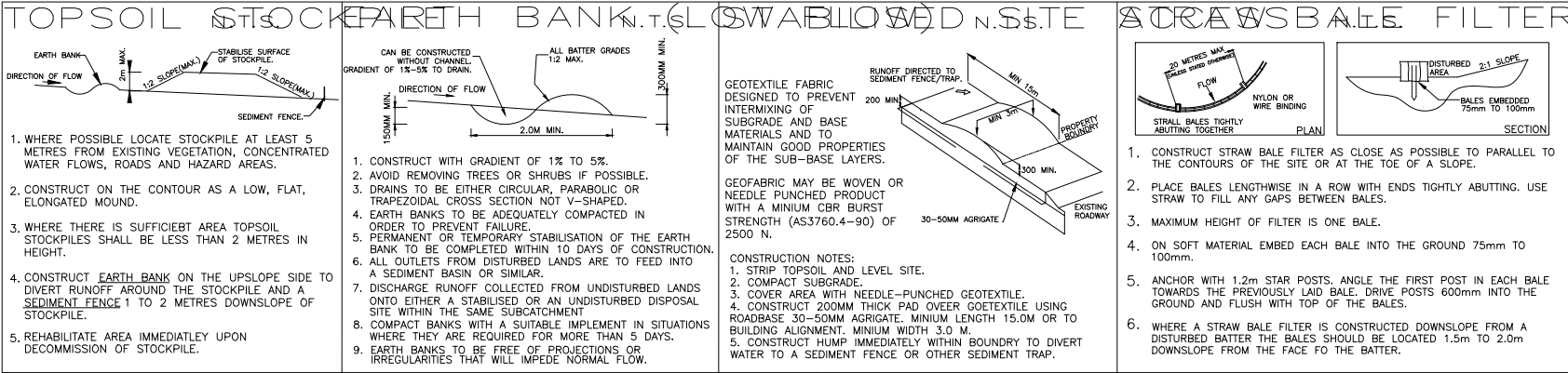
# EROSION & SEDIMENT CONTROL PLAN STATEMENT

## OBJECTIVE

- \* TO MINIMUMISE THE AREA AFFECTED BY RAINDROP AND WIND EROSION.
- \* TO CONTAIN SEDIMENT CREATED IN THE COURSE OF CONSTRUCTION AND PROTECT THE SITE FROM EROSIIVE EVENTS.
- \* TO MAKE EVERYONE WORKING ON THE SITE AWARE OF THE IMPORTANCE OF STORMWATER POLLUTION.

## NOTES

1. CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY DISTURBANCE ON SITE AND SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION DEPARTMENT OF NSW.
2. MINIMUMISE THE AREA TO BE DISTURBED.
3. SITE ACCESS SHALL BE RESTRICTED TO ONE POINT AND STABILISED AS DETAILED OR SEALED.
4. ALL BUFFER ZONES SHALL BE ADHEARED TO AND BARRICADED WHERE REQUIRED. (THIS INCLUDES FOOTPATHS WHERE NO WASHDOWN AREAS, PARKING, DRIVEWAYS OR MATERIAL STOCKPILES ARE PERMITTED WITHOUT PERMISSION OF THE LOCAL COUNCIL OR RELEVENT PERSONS SUCH AS NEIGHBOURS.)
5. INSTALL SEDIMENT CONTROL MEASURES AS REQUIRED AND OR AS NOTED AT THE DOWNSLOPE PERIMETER AND OR THROUGHOUT THE CONSTRUCTION AREA SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE BY MEANS OF FILTER FENCES, FLOW DIVERSION BANKS AND STILLING AREAS. AND AS TO PREVENT NORMAL STORMFLOWS FROM DISTURBING THE SITE.
6. ERODIBLE MATERIALS SHALL BE PROTECTED WITH LOCAL CONTROLS AND COVERED IN AREAS OF HIGH WINDS OR WHEN STORED FOR EXTENDED PERIODS.
7. ALL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
8. ALL FLOW DIVERSION BANKS SHALL BE STABILISED.
9. INSTALL SEDIMENT CONTROLL FENCES AS CLOSE AS POSSIBLE TO CONTOURS.



## SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.50m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. MINUMISE SITE DISTURBANCE.
9. CONNECT DOWNPIPES AS SOON AS ROOF IS FINISHED.
10. PLACE EXCAVATED MATERIAL UPSLOPE OF TRENCHES.
11. SITE SUPERINTENDANT TO INSPECT EROSION & SEDIMENT STRUCTURES DAILY.
12. IMMEDIATLEY SWEEP ROADWAY OF ANY SPILT MATERIALS.

| UNIT 1              |          |  |
|---------------------|----------|--|
| UPPER LIVING AREA   | 106.0m2  |  |
| GROUND LIVING AREA  | 34.1m2   |  |
| GARAGE/STORAGE AREA | 29.5m2   |  |
| PORCH AREA          | 1.04m2   |  |
| ALFRESCO AREA       | 12.5m2   |  |
| TOTAL AREA          | 183.14m2 |  |
| UNIT 2              |          |  |
| UPPER LIVING AREA   | 110.8m2  |  |
| GROUND LIVING AREA  | 43.4m2   |  |
| GARAGE/STORAGE AREA | 26.2m2   |  |
| PORCH AREA          | 1.04m2   |  |
| ALFRESCO AREA       | 12.3m2   |  |
| TOTAL AREA          | 193.74m2 |  |
| TOTAL AREA          | 376.88m2 |  |

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.

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

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

**G.J. Gardner. HOMES**  
"We're Great Together"

GJ GARDNER HOMES - TAMWORTH  
BAINBRIDGE BUILT PTY LTD  
386763C

ACACIA PARK BUSINESS COMPLEX  
UNIT 1 / 13 - 19 RINGERS ROAD  
HILLVUE NSW 2340  
Ph 6765 2634 Fax 6765 5828



CLIENT:

**GAYFORD**

NOTE: FOR ILLUSTRATION PURPOSES ONLY FOR GENERAL DESIGN GUIDELINES. INDIVIDUAL FEATURES MAY VARY AND ILLUSTRATION MAY NOT BE AN EXACT REPRESENTATION OF END CONSTRUCTION.

PROPOSED DUAL OCCUPANCY  
FOR GAYFORD  
AT 38 DARUKA ROAD, NORTH TAMWORTH 2340

**EROSION & SEDIMENT CONTROL**

PAGES: 3 OF 12  
SHEET SIZE: A3

JOB NO:

DRAWN: SF

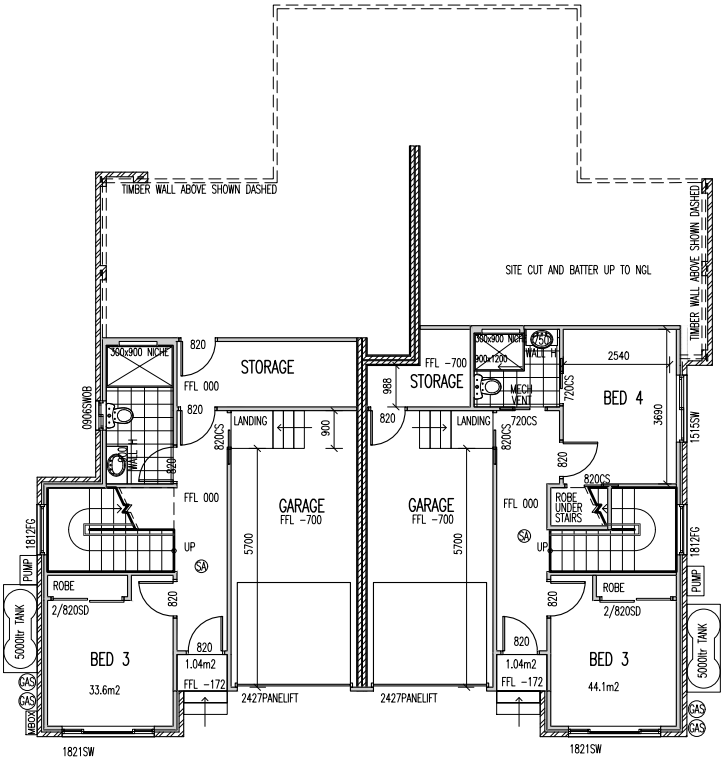
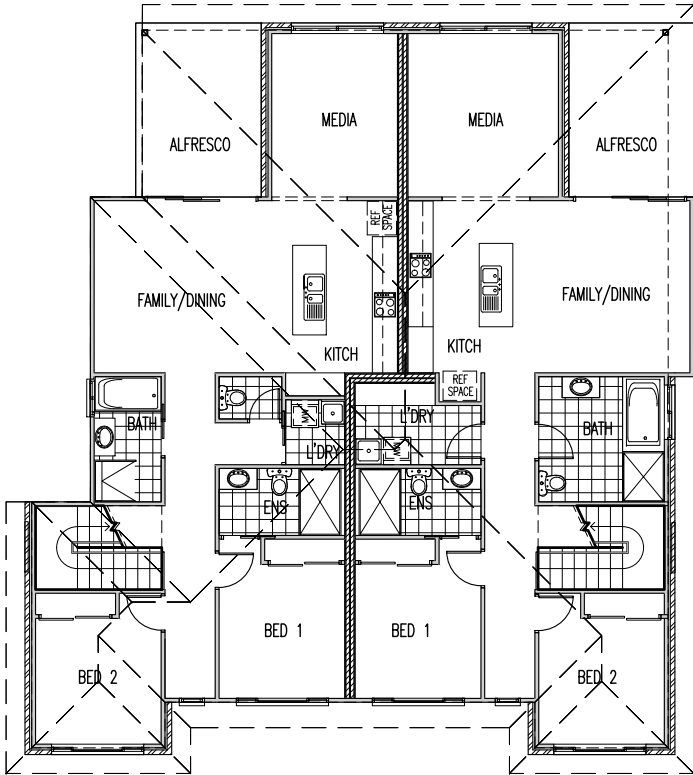
DATE: 05/07/2023

**FLOOR AREAS:**

|     |                        |            |
|-----|------------------------|------------|
| V2  | PRELIMINARY DRAWINGS   | 24/01/2022 |
| V3  | PLAN CHANGES 1         | 11/02/2022 |
| V4  | PLAN CHANGES 2         | 07/04/2022 |
| V5  | PLAN CHANGES 3         | 11/05/2022 |
| V6  | PLAN CHANGES 4         | 31/05/2022 |
| V7  | CONTRACT PLAN CHANGES  | 07/06/2022 |
| V8  | DA/CC PLANS            | 03/11/2022 |
| V9  | RETAINING WALL HEIGHTS | 25/11/2022 |
| V10 | ADDITIONAL INFORMATION | 10/01/2023 |
| V11 | NATHERS                | 05/07/2023 |



|                                                                                                                                                                                                                                                                                                                            | Item requiring attention | Trade | Completed |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------|-----------|
| 1                                                                                                                                                                                                                                                                                                                          |                          |       |           |
| 2                                                                                                                                                                                                                                                                                                                          |                          |       |           |
| 3                                                                                                                                                                                                                                                                                                                          |                          |       |           |
| 4                                                                                                                                                                                                                                                                                                                          |                          |       |           |
| 5                                                                                                                                                                                                                                                                                                                          |                          |       |           |
| 6                                                                                                                                                                                                                                                                                                                          |                          |       |           |
| 7                                                                                                                                                                                                                                                                                                                          |                          |       |           |
| 8                                                                                                                                                                                                                                                                                                                          |                          |       |           |
| 9                                                                                                                                                                                                                                                                                                                          |                          |       |           |
| 10                                                                                                                                                                                                                                                                                                                         |                          |       |           |
| 11                                                                                                                                                                                                                                                                                                                         |                          |       |           |
| 12                                                                                                                                                                                                                                                                                                                         |                          |       |           |
| 13                                                                                                                                                                                                                                                                                                                         |                          |       |           |
| 14                                                                                                                                                                                                                                                                                                                         |                          |       |           |
| 15                                                                                                                                                                                                                                                                                                                         |                          |       |           |
| I/We herby agree that except for the above mentioned items no further items will be requested prior to settlement, however we acknowledge provisions for defect liability as covered in contract.                                                                                                                          |                          |       |           |
| Should I/We and or trades and suppliers carry out any such work to or upon the property at which the works were effected and should any damage whatsoever be caused by such action the builder shall not be held liable for any expenses incurred and shall not be called upon to make good and defects arising there from |                          |       |           |
| Client Signature                                                                                                                                                                                                                                                                                                           |                          |       |           |
| I/We certify that the items above have been attended to and complete to our satisfaction                                                                                                                                                                                                                                   |                          |       |           |
| Client Signature                                                                                                                                                                                                                                                                                                           |                          |       |           |
| Additional Notes                                                                                                                                                                                                                                                                                                           |                          |       |           |
|                                                                                                                                                                                                                                                                                                                            |                          |       |           |
|                                                                                                                                                                                                                                                                                                                            |                          |       |           |
|                                                                                                                                                                                                                                                                                                                            |                          |       |           |
|                                                                                                                                                                                                                                                                                                                            |                          |       |           |
|                                                                                                                                                                                                                                                                                                                            |                          |       |           |
|                                                                                                                                                                                                                                                                                                                            |                          |       |           |



|                     |          |
|---------------------|----------|
| UNIT 1              |          |
| UPPER LIVING AREA   | 106.0m2  |
| GROUND LIVING AREA  | 34.1m2   |
| GARAGE/STORAGE AREA | 29.5m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.5m2   |
| TOTAL AREA          | 183.14m2 |

|                     |          |
|---------------------|----------|
| UNIT 2              |          |
| UPPER LIVING AREA   | 110.8m2  |
| GROUND LIVING AREA  | 43.4m2   |
| GARAGE/STORAGE AREA | 26.2m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.3m2   |
| TOTAL AREA          | 193.74m2 |

TOTAL AREA 376.88m2

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: .....

G.J. Gardner

HOMES

"We're Great Together"

GJ GARDNER HOMES – TAMWORTH

BAINBRIDGE BUILT PTY LTD

386763C

ACACIA PARK BUSINESS COMPLEX

UNIT 1 / 13 – 19 RINGERS ROAD

HILLVUE NSW 2340

Ph 6765 2634 Fax 6765 5828

CLIENT:

GAYFORD

NOTE: FOR ILLUSTRATION PURPOSES ONLY FOR GENERAL DESIGN GUIDELINES. INDIVIDUAL FEATURES MAY VARY AND ILLUSTRATION MAY NOT BE AN EXACT REPRESENTATION OF END CONSTRUCTION.

PROPOSED DUAL OCCUPANCY FOR GAYFORD

AT 38 DARUKA ROAD, NORTH TAMWORTH 2340

HANDOVER & MAINTENANCE

PAGES: 11 OF 12

SHEET SIZE: A3

JOB NO:

DRAWN: SF

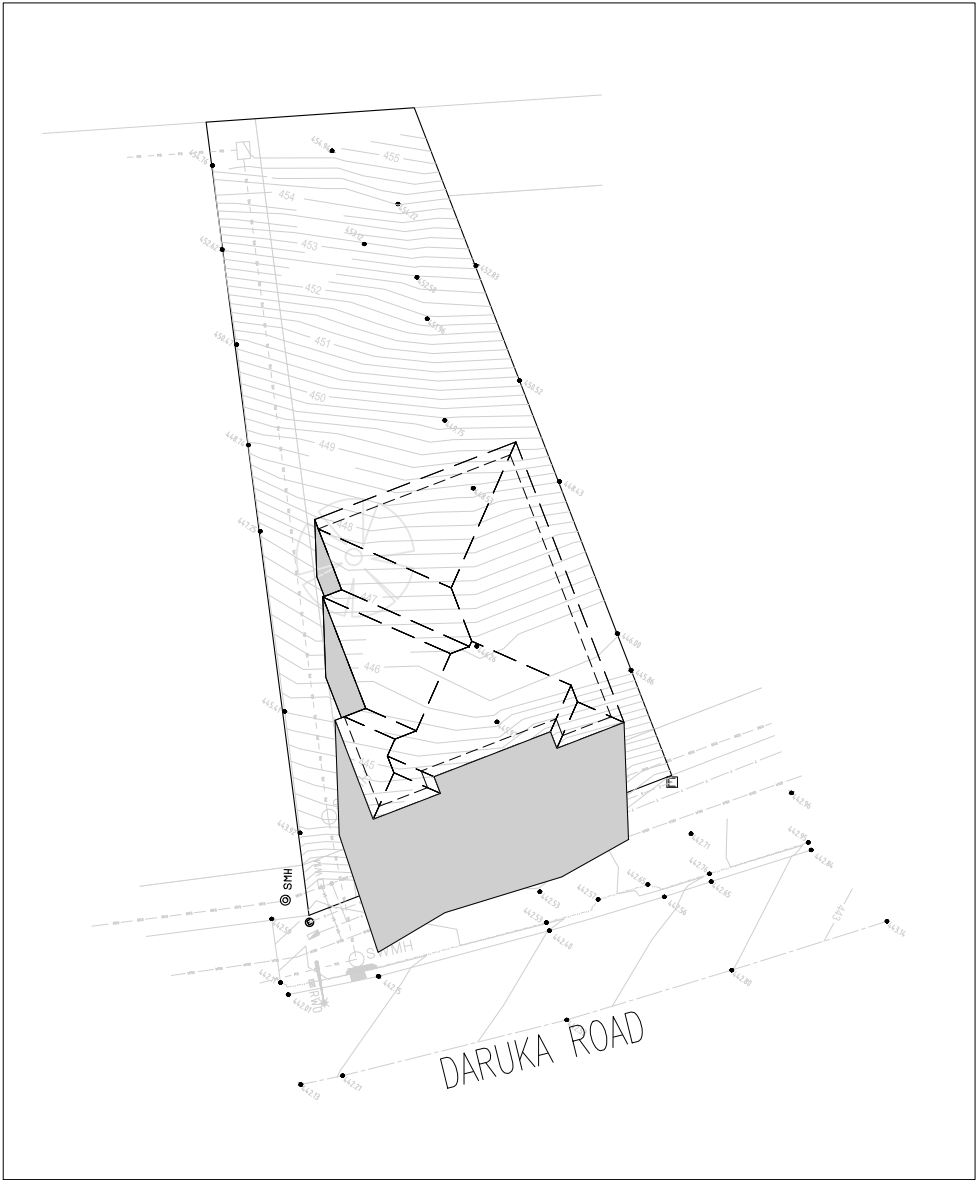
DATE: 05/07/2023

FLOOR AREAS:

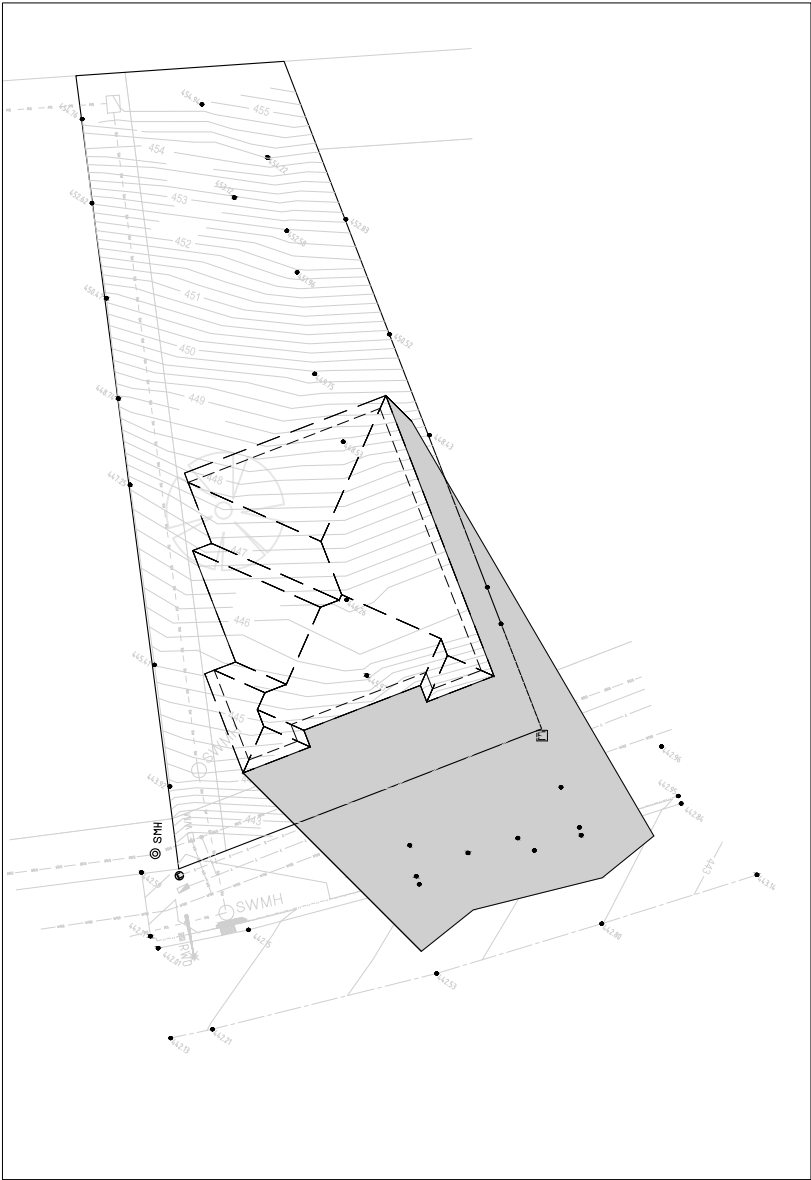
|     |                        |            |
|-----|------------------------|------------|
| V2  | PRELIMINARY DRAWINGS   | 24/01/2022 |
| V3  | PLAN CHANGES 1         | 11/02/2022 |
| V4  | PLAN CHANGES 2         | 07/04/2022 |
| V5  | PLAN CHANGES 3         | 11/05/2022 |
| V6  | PLAN CHANGES 4         | 31/05/2022 |
| V7  | CONTRACT PLAN CHANGES  | 03/11/2022 |
| V8  | DA/CC PLANS            | 25/11/2022 |
| V9  | RETAINING WALL HEIGHTS | 10/01/2023 |
| V10 | ADDITIONAL INFORMATION | 05/07/2023 |
| V11 | NATHERS                |            |



APPROX. SHALLOW ILLUSTRATION 21 JUNE 2023 AT 9AM



APPROX. SHALLOW ILLUSTRATION 21 JUNE 2023 AT 12PM



APPROX. SHALLOW ILLUSTRATION 21 JUNE 2023 AT 3PM

|                     |          |
|---------------------|----------|
| UNIT 1              |          |
| UPPER LIVING AREA   | 106.0m2  |
| GROUND LIVING AREA  | 34.1m2   |
| GARAGE/STORAGE AREA | 29.5m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.5m2   |
| TOTAL AREA          | 183.14m2 |
| UNIT 2              |          |
| UPPER LIVING AREA   | 110.8m2  |
| GROUND LIVING AREA  | 43.4m2   |
| GARAGE/STORAGE AREA | 26.2m2   |
| PORCH AREA          | 1.04m2   |
| ALFRESCO AREA       | 12.3m2   |
| TOTAL AREA          | 193.74m2 |
| TOTAL AREA          | 376.88m2 |

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.

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

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

**G.J. Gardner.** **HOMES**  
"We're Great Together"

GJ GARDNER HOMES – TAMWORTH  
BAINBRIDGE BUILT PTY LTD  
386763C  
ACACIA PARK BUSINESS COMPLEX  
UNIT 1 / 13 – 19 RINGERS ROAD  
HILLVUE NSW 2340  
Ph 6765 2634 Fax 6765 5828



CLIENT:  
**GAYFORD**  
NOTE: FOR ILLUSTRATION PURPOSES ONLY FOR GENERAL DESIGN GUIDELINES. INDIVIDUAL FEATURES MAY VARY AND ILLUSTRATION MAY NOT BE AN EXACT REPRESENTATION OF END CONSTRUCTION.

PROPOSED DUAL OCCUPANCY  
FOR GAYFORD  
AT 38 DARUKA ROAD, NORTH TAMWORTH 2340

**SHADOW DIAGRAM NTS**

|                  |             |
|------------------|-------------|
| PAGES:           | SHEET SIZE: |
| 12 OF 12         | <b>A3</b>   |
| JOB NO:          |             |
| DRAWN: SF        |             |
| DATE: 05/07/2023 |             |

**FLOOR AREAS:**

|     |                        |            |
|-----|------------------------|------------|
| V2  | PRELIMINARY DRAWINGS   | 24/01/2022 |
| V3  | PLAN CHANGES 1         | 11/02/2022 |
| V4  | PLAN CHANGES 2         | 07/04/2022 |
| V5  | PLAN CHANGES 3         | 11/05/2022 |
| V6  | PLAN CHANGES 4         | 31/05/2022 |
| V7  | CONTRACT PLAN CHANGES  | 07/06/2022 |
| V8  | DA/CC PLANS            | 03/11/2022 |
| V9  | RETAINING WALL HEIGHTS | 25/11/2022 |
| V10 | ADDITIONAL INFORMATION | 10/01/2023 |
| V11 | NATHERS                | 05/07/2023 |