



ARTISTS IMPRESSION - for illustrative purposes only
(Mandalay 335 Hamptons Facade Shown)

NCC Compatible

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

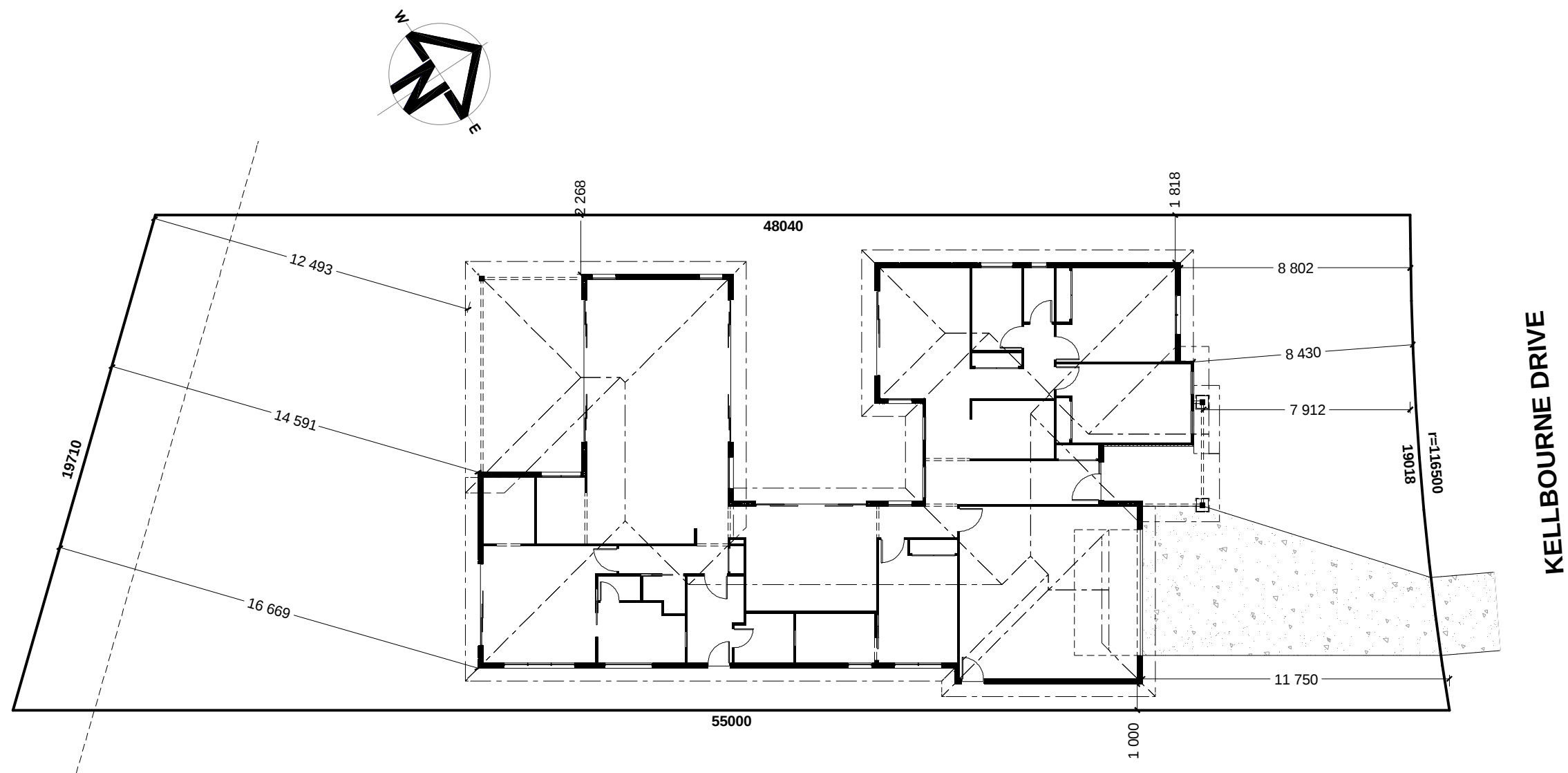
MANDALAY 356 Hamptons Streetscape	CONCEPT 18/04/2024	FLOOR AREAS	TOTAL 356.3 m²	Min. Lot Width 18 m - 20 m	ARTIST IMPRESSION N.T.S.	G.J. Gardner. HOMES MELBOURNE EAST
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING GARAGE ALFRESCO PORCH	268.9 m² 48.0 m² 30.1 m² 9.3 m²	DISPLAY HOME 67 Kellbourne Drive, Rowville		
Element Series						



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MANDALAY 356 Hamptons Streetscape Element Series	CONCEPT 18/04/2024	FLOOR AREAS	TOTAL 356.3 m²	Min. Lot Width 18 m - 20 m	PRESENTATION PLAN Scale 1:100 @A3	G.J. Gardner. HOMES MELBOURNE EAST
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING GARAGE ALFRESCO PORCH	268.9 m² 48.0 m² 30.1 m² 9.3 m²	DISPLAY HOME 67 Kellbourne Drive, Rowville		



INDICATIVE SITE PLAN ONLY. ACTUAL LOT WIDTH, SIZE AND SETBACKS MAY VARY TO SUIT LOCAL REQUIREMENT'S AND MAY REQUIRE A LARGER SITE OR PLAN MODIFICATIONS TO SUIT A PARTICULAR SITE.

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MANDALAY 356 Hamptons Streetscape	CONCEPT 18/04/2024	FLOOR AREAS	TOTAL 356.3 m²	Min. Lot Width 18 m - 20 m	SITE PLAN Scale 1:200 @A3	G.J. Gardner. HOMES MELBOURNE EAST
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING GARAGE ALFRESCO PORCH	268.9 m² 48.0 m² 30.1 m² 9.3 m²	DISPLAY HOME 67 Kellbourne Drive, Rowville		
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MANDALAY 356

Hamptons Streetscape

Element Series

CONCEPT 18/04/2024

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FLOOR AREAS

LIVING 268.9 m²
GARAGE 48.0 m²
ALFRESCO 30.1 m²
PORCH 9.3 m²

TOTAL 356.3 m²

Min. Lot Width
18 m - 20 m

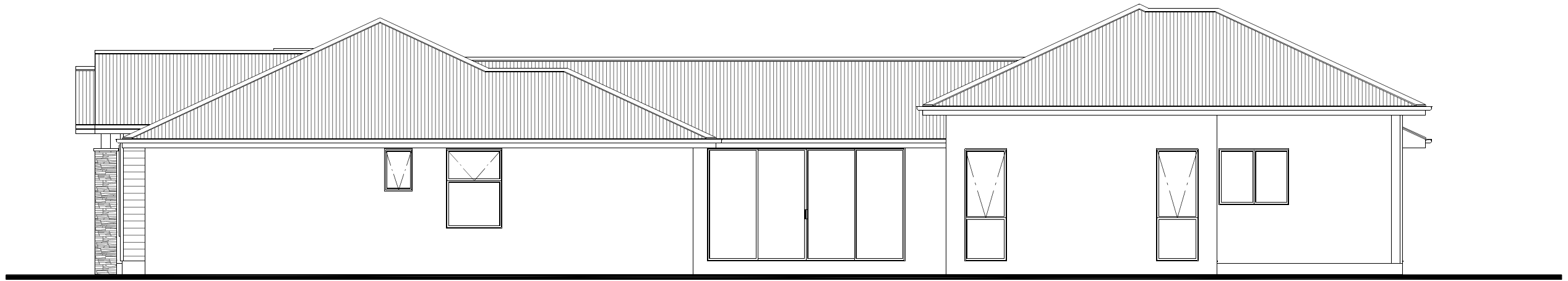
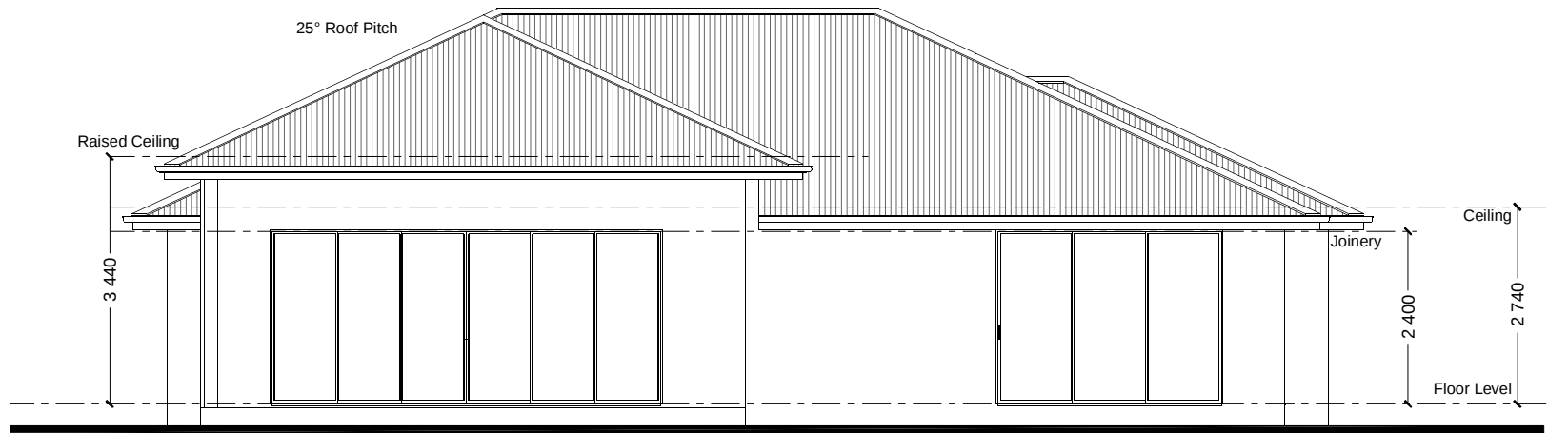
FLOOR PLAN
Scale 1:100 @A3

DISPLAY HOME
67 Kellbourne Drive,
Rowville

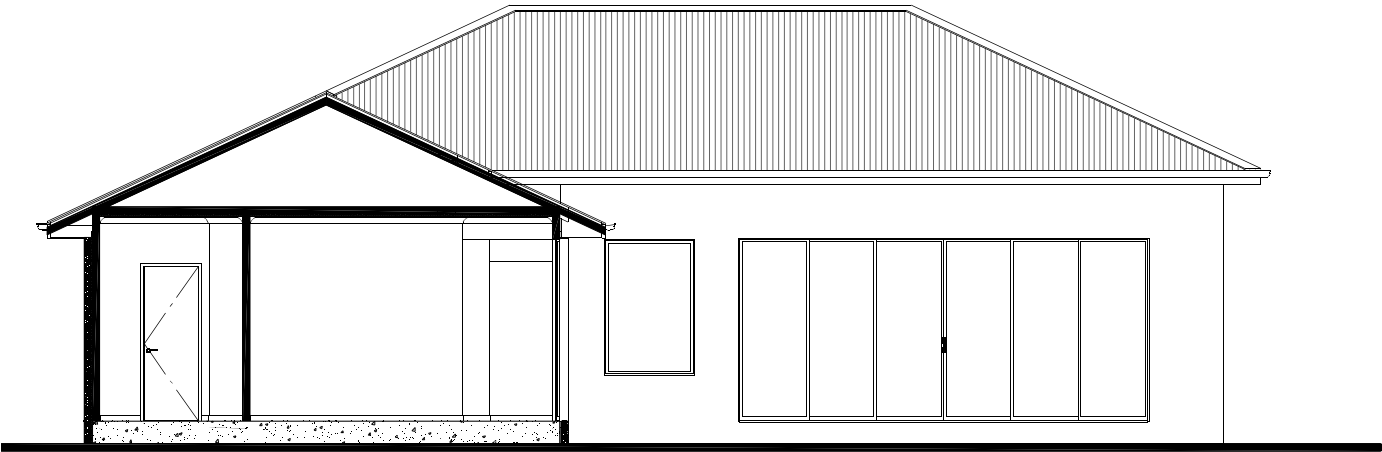
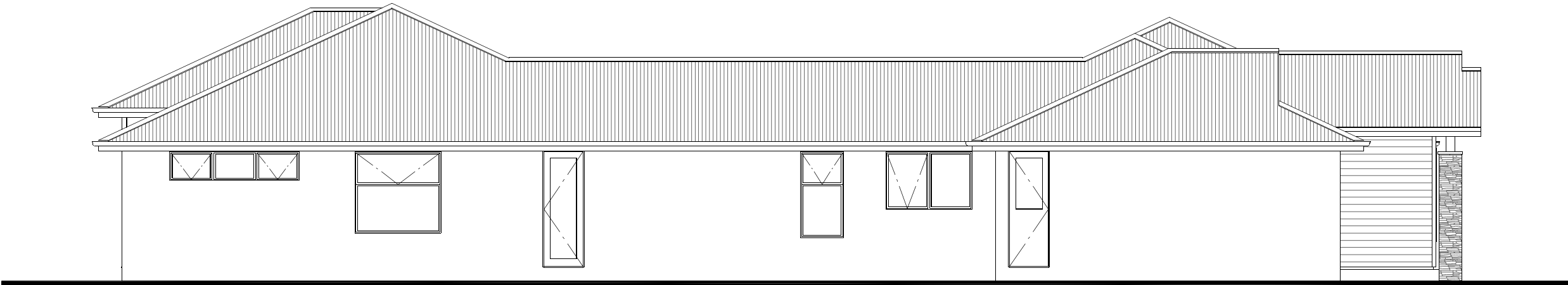
G.J. Gardner.

HOMES

MELBOURNE EAST



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MANDALAY 356 Hamptons Streetscape Element Series	CONCEPT 18/04/2024	FLOOR AREAS	TOTAL 356.3 m²	Min. Lot Width 18 m - 20 m	ELEVATIONS Scale 1:100 @A3	G.J. Gardner. HOMES MELBOURNE EAST	
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING GARAGE ALFRESCO PORCH	268.9 m² 48.0 m² 30.1 m² 9.3 m²	DISPLAY HOME 67 Kellbourne Drive, Rowville			



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MANDALAY 356

Hamptons Streetscape

Element Series

CONCEPT 18/04/2024

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FLOOR AREAS

LIVING
GARAGE
ALFRESCO
PORCH

TOTAL 356.3 m²

268.9 m²
48.0 m²
30.1 m²
9.3 m²

Min. Lot Width
18 m - 20 m

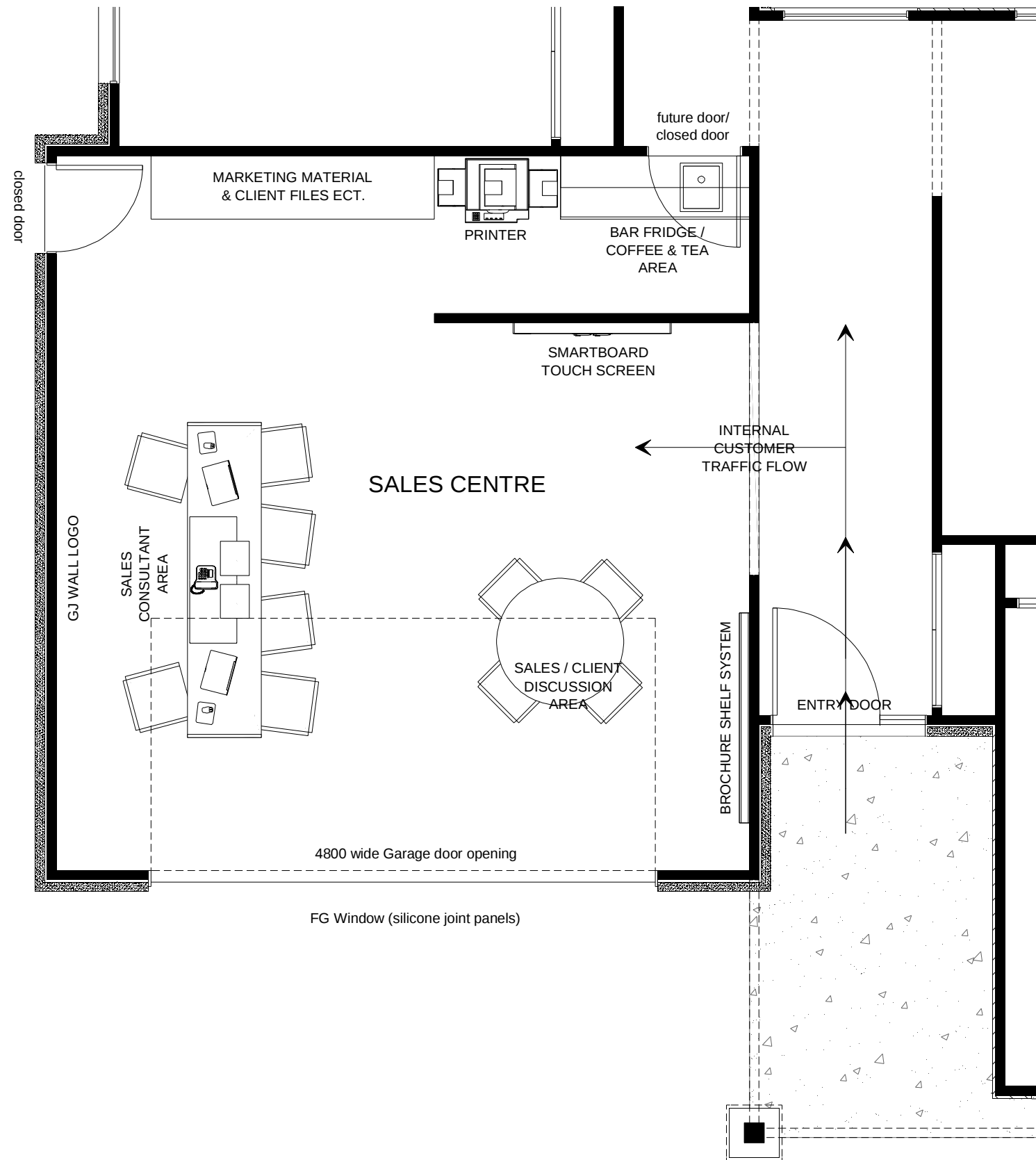
ELEVATIONS
Scale 1:100 @A3

DISPLAY HOME
67 Kellbourne Drive,
Rowville

G.J. Gardner.

HOMES

MELBOURNE EAST



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MANDALAY 356 Hamptons Streetscape	CONCEPT18/04/2024	FLOOR AREAS	TOTAL356.3 m²	Min. Lot Width18 m - 20 m	SALES OFFICE LAYOUTScale 1:50 @A3	G.J. Gardner. HOMES MELBOURNE EAST
	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only, final working drawings may vary	LIVING GARAGE ALFRESCO PORCH	268.9 m² 48.0 m² 30.1 m² 9.3 m²	DISPLAY HOME 67 Kellbourne Drive, Rowville		
Element Series						

ELECTRICAL LEGEND

NOTE:
ALL ELECTRICAL WORK MUST
BE COMPLETED TO THE
RELEVANT AUSTRALIAN
STANDARDS AND THE
NATIONAL CONSTRUCTION
CODE OF AUSTRALIA.

LIGHTING *EEF (denotes energy efficient light fittings)

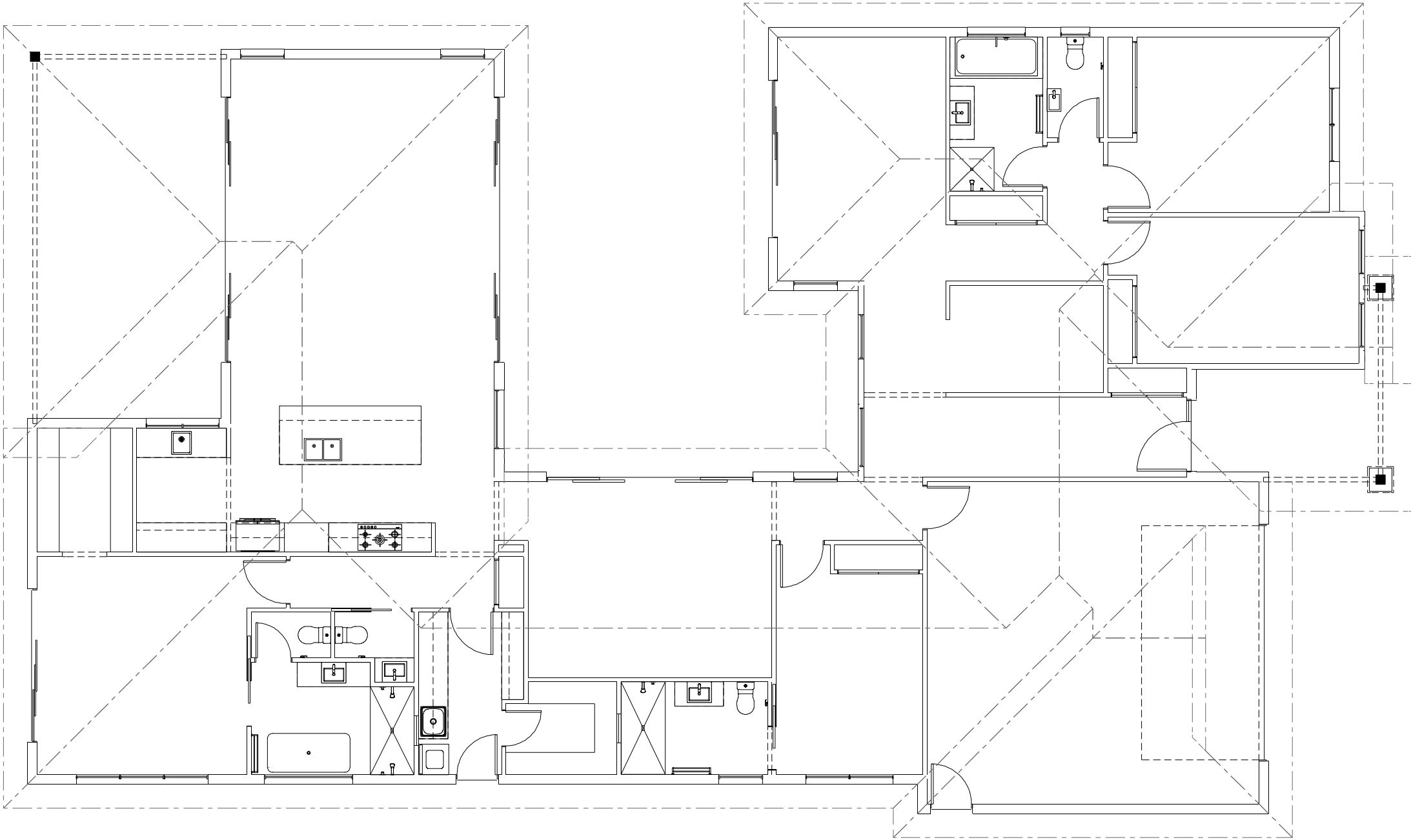
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
TOTAL LIGHT POINTS		-	-

POWER

	Quad Power Point	-	-
	Single Power Point	-	-
	Double Power Point	-	-
	Double W/Proof Power Point	-	-
	Single W/Proof Power Point	-	-
	T.V. Point	-	-
	Phone Point	-	-
	T.V. Antenna & Booster inc. SGPO	-	-
	Dishwasher Point	-	-
	Rangehood Point	-	-
	Microwave Point	-	-
	Oven Point	-	-
	Cook Top Iso point	-	-

MISCELLANEOUS

	Exhaust Fan	-	-
	Ceiling Fan (stainless steel)	-	-
	Ceiling Fan & Light (white) *EEF	-	-
	Meter Box	-	-
	Hot Water Service	-	-
	Smoke Detectors	-	-
	Dimmer Switch	-	-
	Two Way Switch	-	-
	A/C Condensor Iso Point	-	-



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Element Series

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FLOOR AREASTOTAL356.3 m²

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GARAGE48.0 m²

ALFRESCO30.1 m²

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ELECTRICAL PLAN
Scale 1:100 @A3

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67 Kellbourne Drive,
Rowville

G.J. Gardner.

HOMES

MELBOURNE EAST