

ARTISTS IMPRESSION - for illustrative purposes only
Display Home Facade

NCC Compatible

These plans have been prepared by Archiman Pty Ltd. for exclusive use as a display home for G.J. Gardner Homes only.

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

SOUTH BANK 462

Executive Streetscape

Element Series

CONCEPT **15/10/2026**

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Concept plans only, final working drawings may vary

TOTAL FLOOR AREA = 461.8 m²

GF LIVING	181.2 m²	UF LIVING	169.1 m²
GARAGE	40.9 m²	VOID	44.0 m²
ALFRESCO	21.6 m²		
PORCH	5.0 m²		
GF TOTAL	248.7 m²	UF TOTAL	213.1 m²

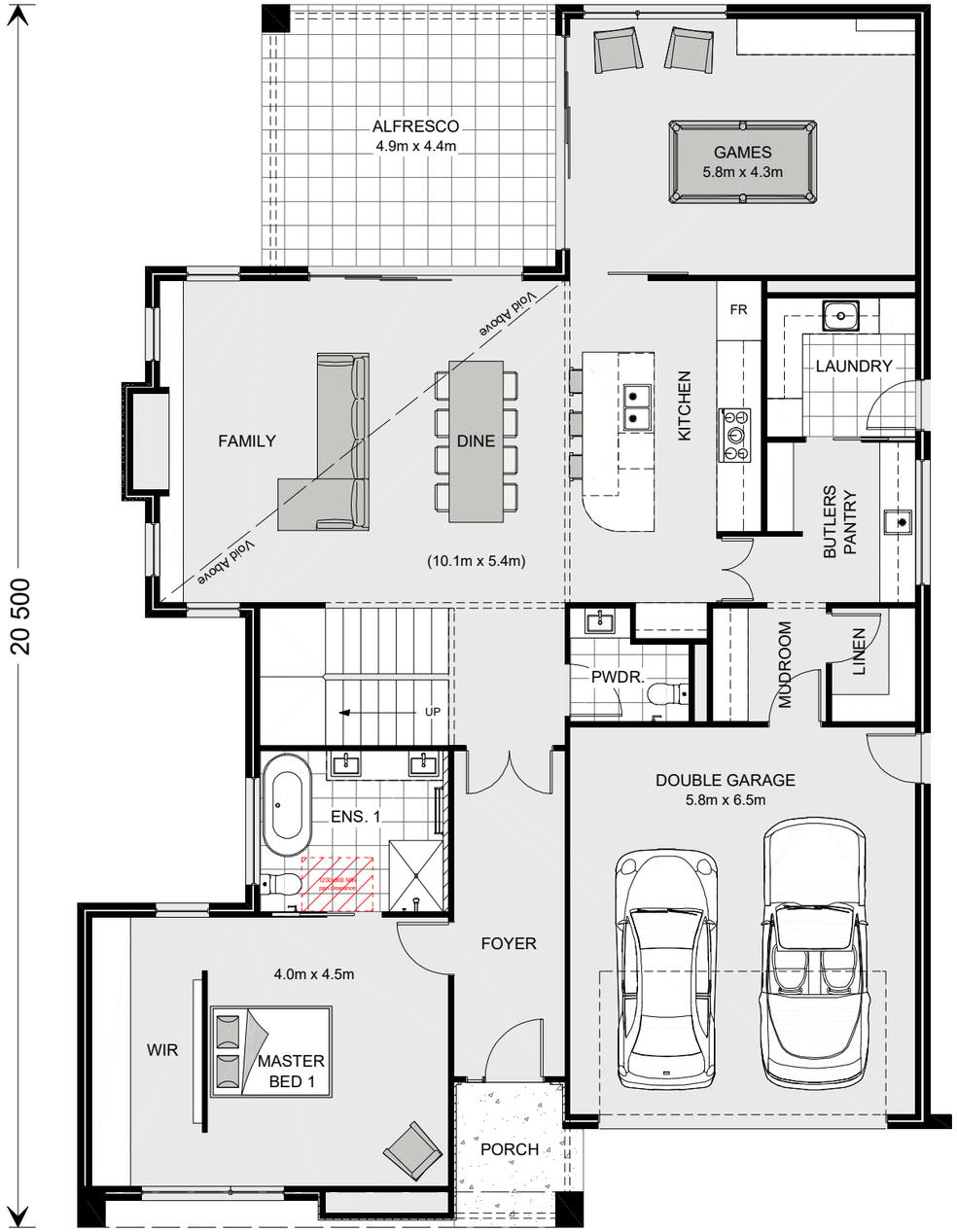
Min. Lot Width
16 m - 18 m

ARTIST IMPRESSION
N.T.S.

Proposed Display Home

3 Kirrawee Ave,
Wantirna South

G.J. Gardner. HOMES
Melbourne East





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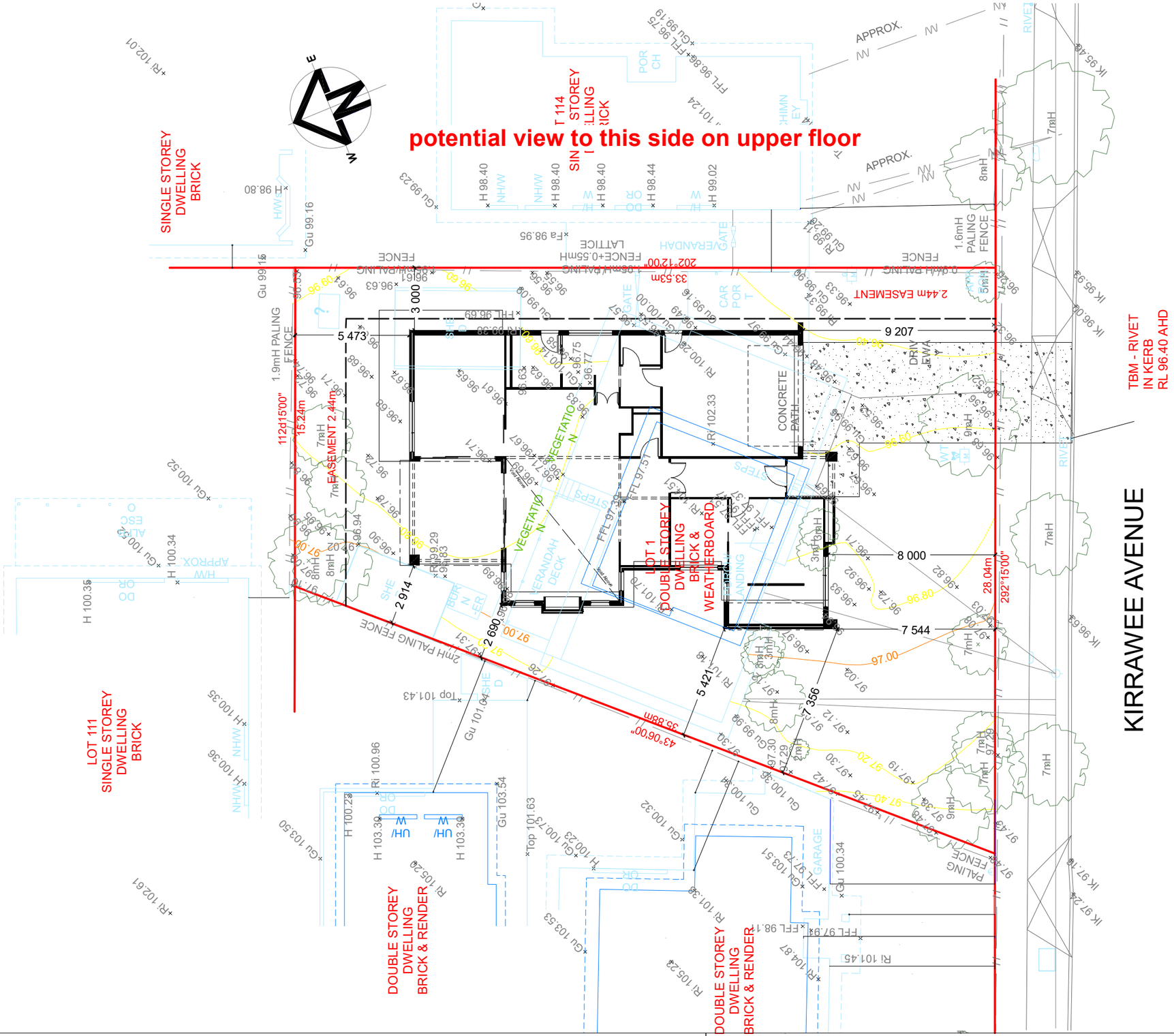
PRESENTATION PLAN
Scale 1:100 @A3

Proposed Display Home

3 Kirrawee Ave,
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G.J. Gardner. HOMES

Melbourne East



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SITE PLAN
Scale 1:200 @A3

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GROUND FLOOR PLAN
Scale 1:100 @A3

Proposed Display Home

3 Kirrawee Ave,
Wantirna South

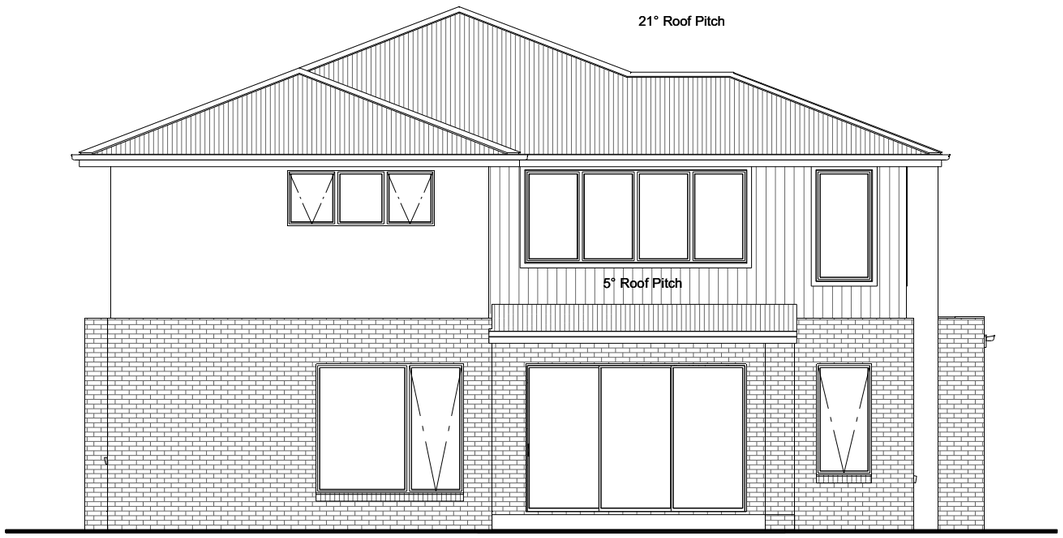
G.J. Gardner. HOMES
Melbourne East

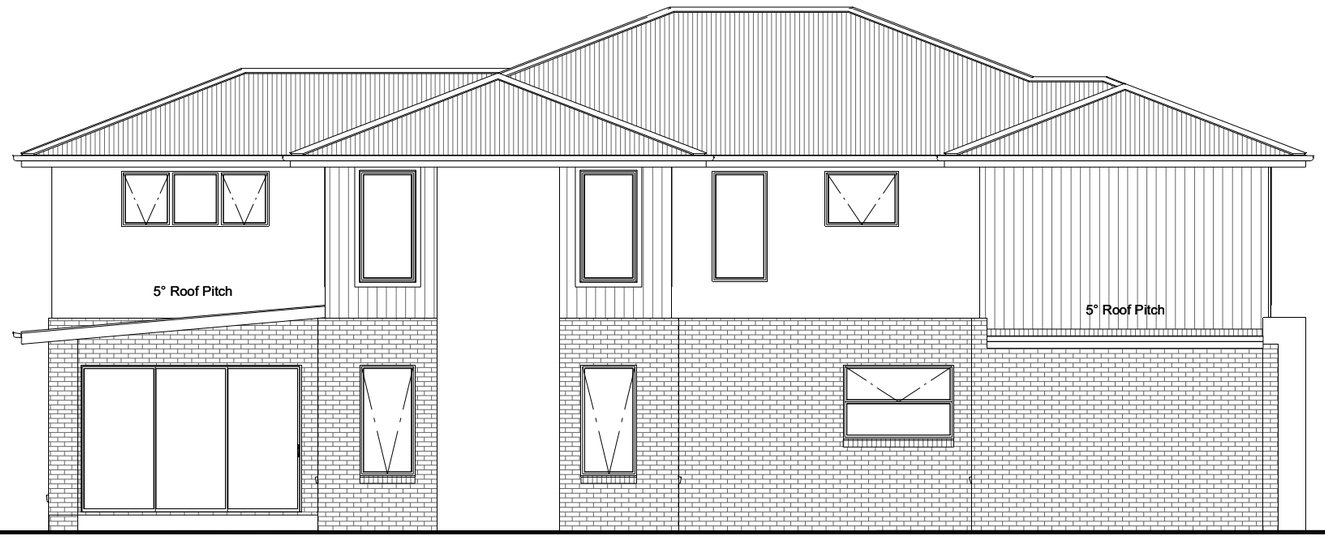
potential view to this side on upper floor


900x900
1 500x3 600
1 800x900
900x600
600x1 800
ENS 3.
WIR
Niche
a/c duct
shelves
wall mount tv location
BATH
WC
ROBE
BED 5
MEZZANINE
BED 3
1 800x2 100
1 800x2 100
STUDY
ROBE
BED 4
900x2 400
900x2 400
820
1 500x3 600
VOID
DN
VOID
shelves
ENS 2.
tiled ledge
MASTER BED 2
WIR
2 100x2 400
1 800x900
1 800x900
1 800x900
900x1 200
1 800x900
1 800x900
19 845
18 740
1 105
185
2 500
90
1 710
90
4 950
90
360
90
2 410
90
1 400
90
510
90
3 900
185
1 015
90
185
90
90
90
90
90
90
90
90
4 300
5 400
1 500
1 770
1 050
3 900
1 110
13 495
6 170
5 800
1 910
1 200
1 920
3 800
2 500
1 850
6 785
6 695
6 635
3 170
1 585
540
355
510
185
185
185
185
185
185
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90
90









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ELEVATIONS
Scale 1:100 @A3

Proposed Display Home

3 Kirrawee Ave,
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G.J. Gardner. HOMES
Melbourne East

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)

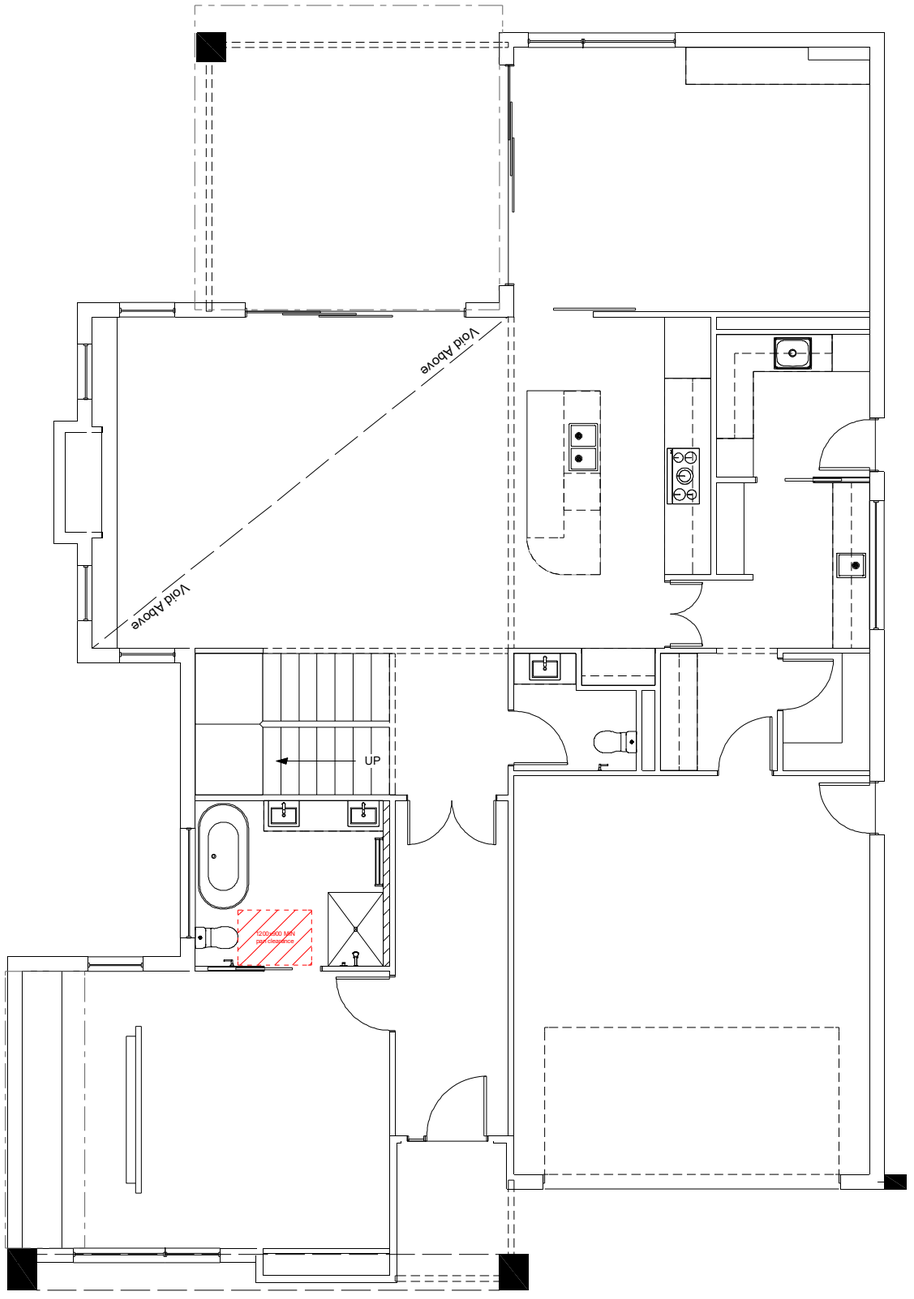
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
1800 H	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
F	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
	TOTAL LIGHT POINTS	-	-

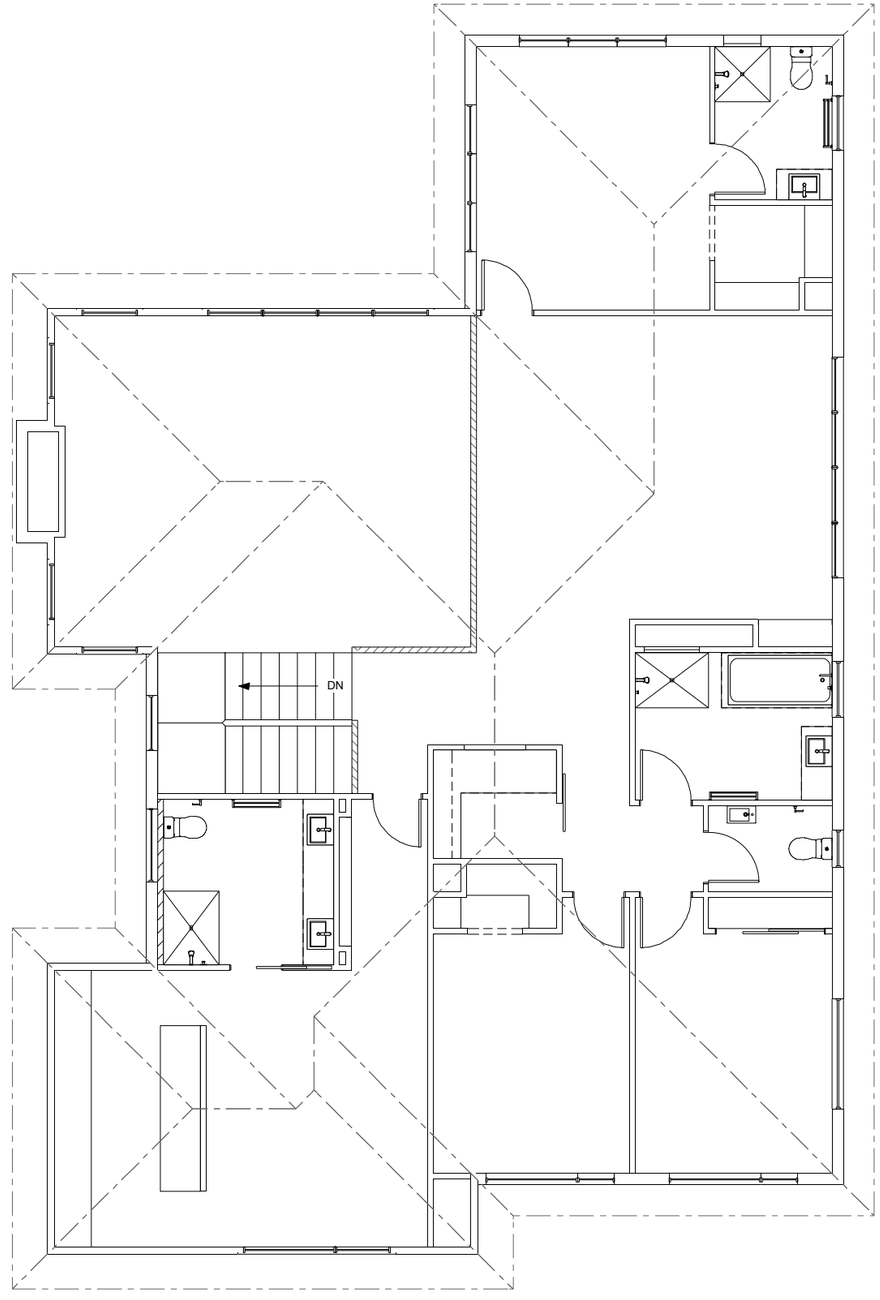
POWER

4	Quad Power Point	-	-
1	Single Power Point	-	-
2	Double Power Point	-	-
W/P 2	Double W/Proof Power Point	-	-
W/P 1	Single W/Proof Power Point	-	-
T.V	T.V.Point	-	-
D	Data / Phone Point	-	-
	T.V Antenna & Booster inc. SGPO	-	-
D.W	Dishwasher Point	-	-
R.H	Rangehood Point	-	-
M.W	Microwave Point	-	-
O.V	Oven Point	-	-
C.T	Cook Top Iso point	-	-

MISCELLANEOUS

E	Exhaust Fan	-	-
	Ceiling Fan (stainless steel)	-	-
	Ceiling Fan & Light (white) *EEF	-	-
	Meter Box	-	-
NBN	NBN Box	-	-
HWS	Hot Water Service	-	-
SA	Smoke Detectors	-	-
ds	Dimmer Switch	-	-
2 way	Two Way Switch	-	-
AC	A/C Condensor Iso Point	-	-





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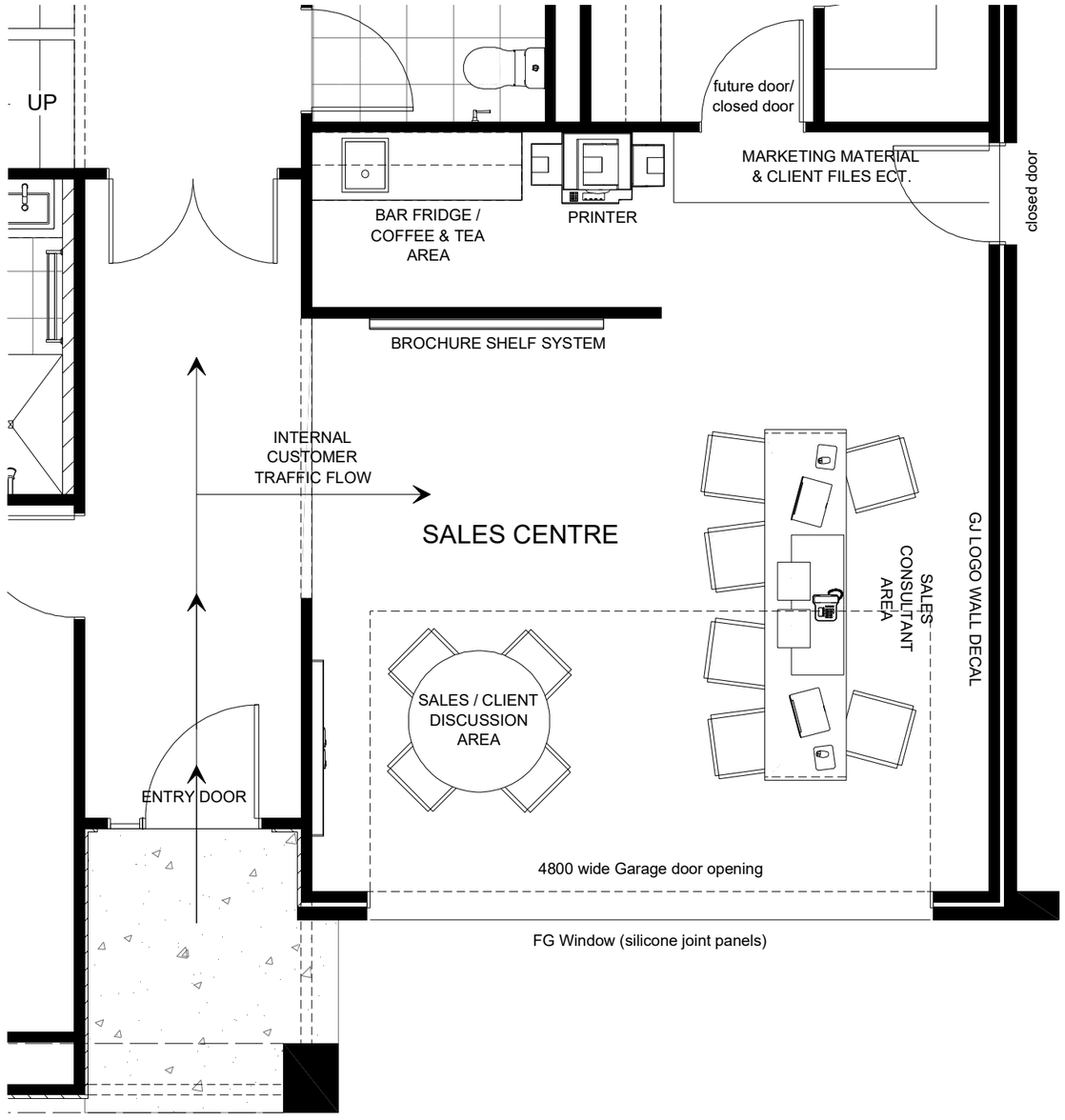
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ELECTRICAL PLAN
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SALES OFFICE LAYOUT
Scale 1:50 @A3

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