

ARTISTS IMPRESSION - for illustrative purposes only

NCC Compatible

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

MANDALAY 314

Urban Streetscape

Element Series

CONCEPT 24/03/2026

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Concept plans only, final working drawings may vary

TOTAL FLOOR AREA = 313.6 m²

LIVING	243.5 m²
GARAGE	38.2 m²
ALFRESCO	27.9 m²
PORCH	4.0 m²

Min. Lot Width
16 m - 18 m

ARTIST IMPRESSION
N.T.S.

Proposed Display Home
Lot 143
72 Yakoa Natya Ave, Echuca VIC 3564
Yallarah

G.J. Gardner. HOMES
Shepparton



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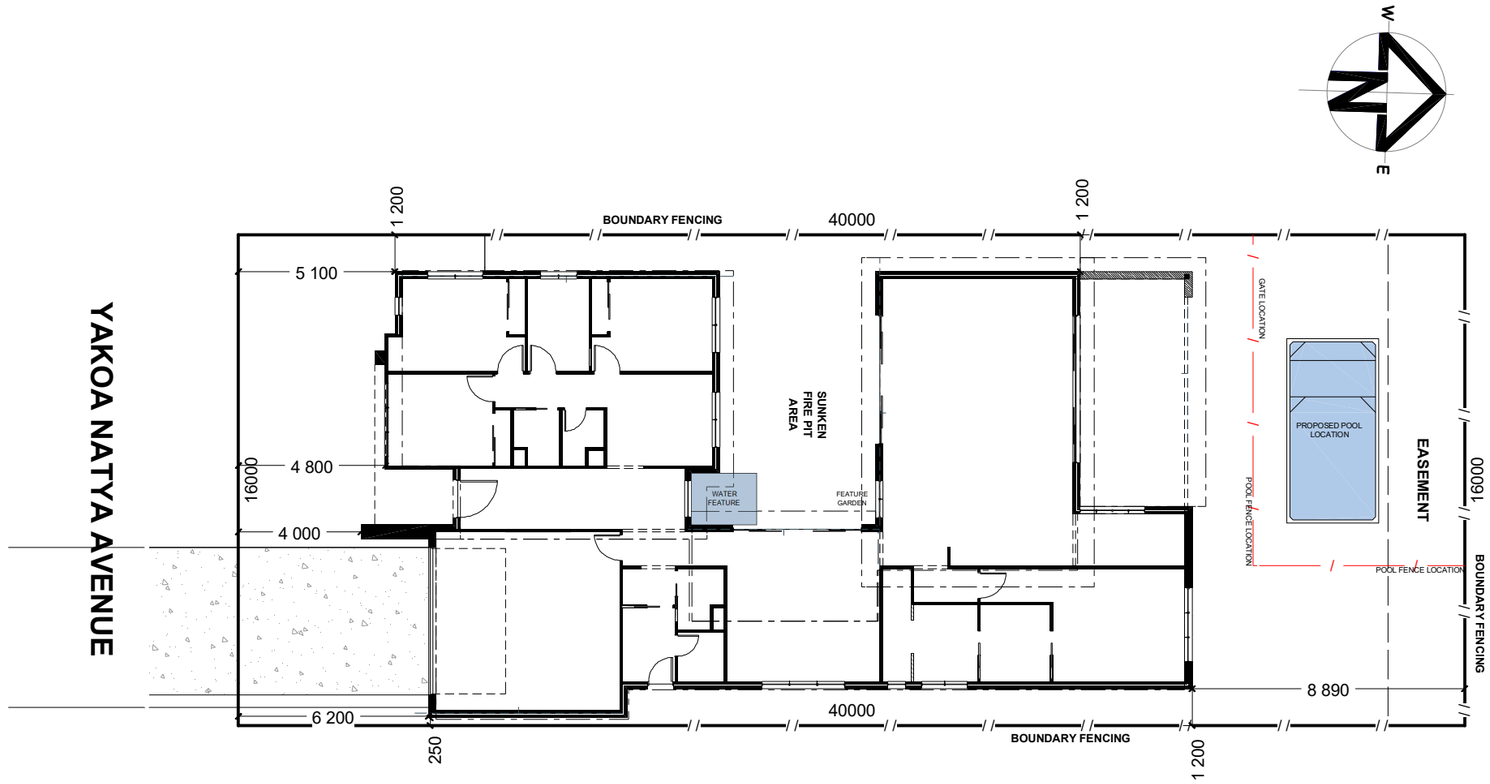
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PRESENTATION PLAN
Scale 1:100 @A3

Proposed Display Home
Lot 143
72 Yakoa Natya Ave, Echuca VIC 3564
Yallarah

G.J. Gardner. HOMES
Shepparton



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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SITE PLAN
Scale 1:200 @A3

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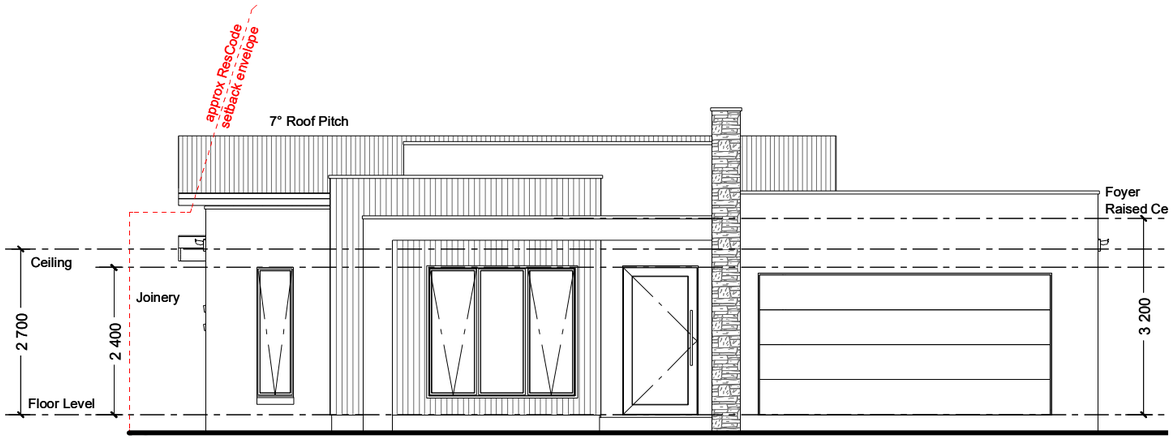
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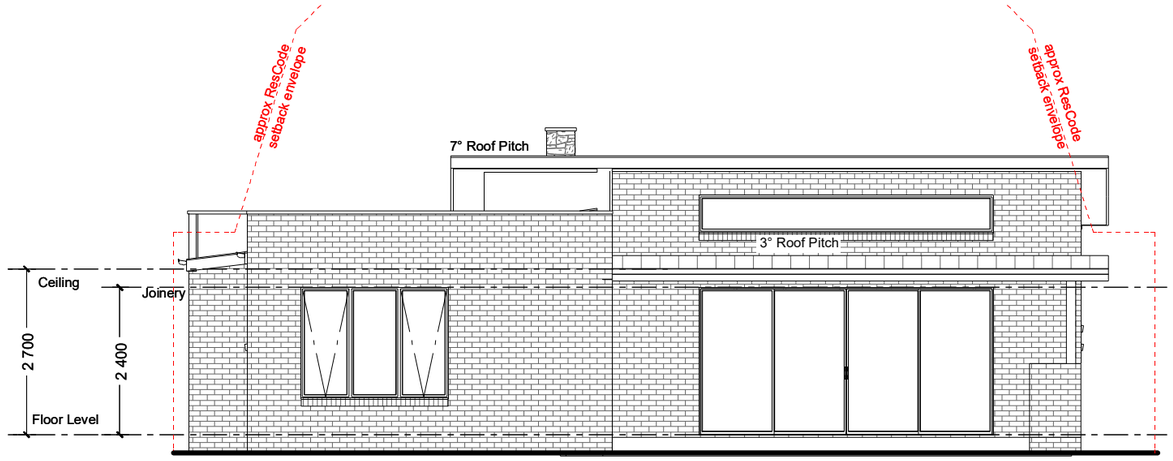
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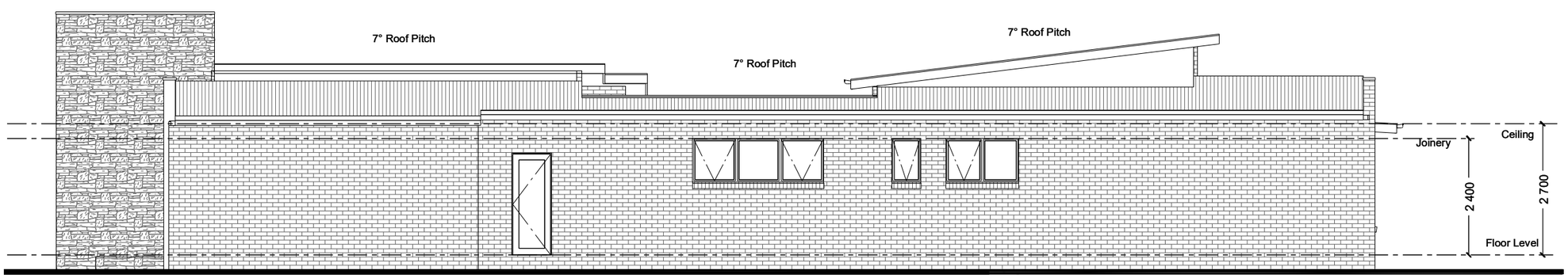
FLOOR PLAN
Scale 1:100 @A3

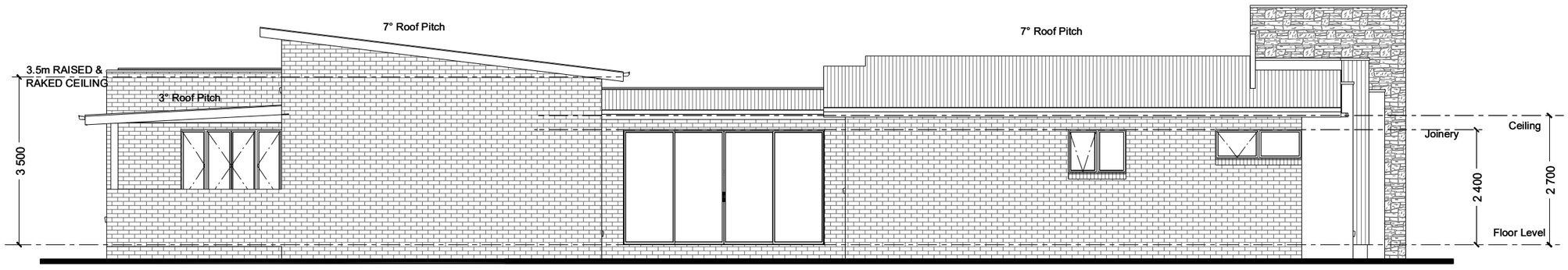
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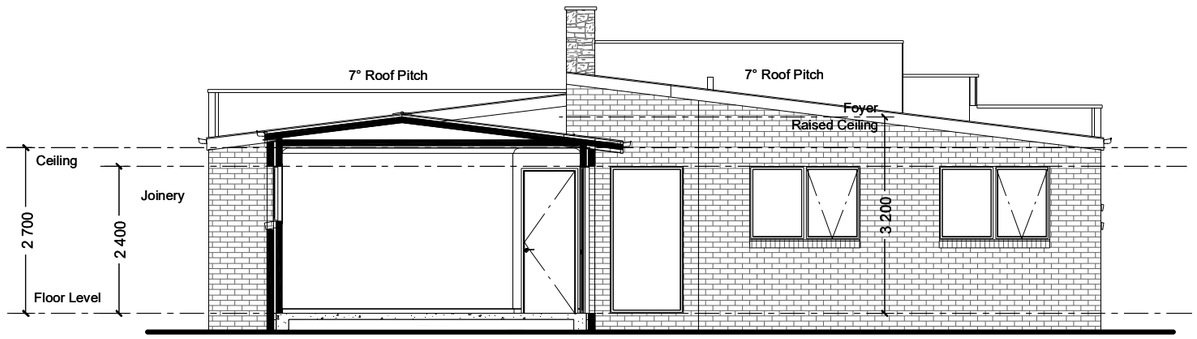
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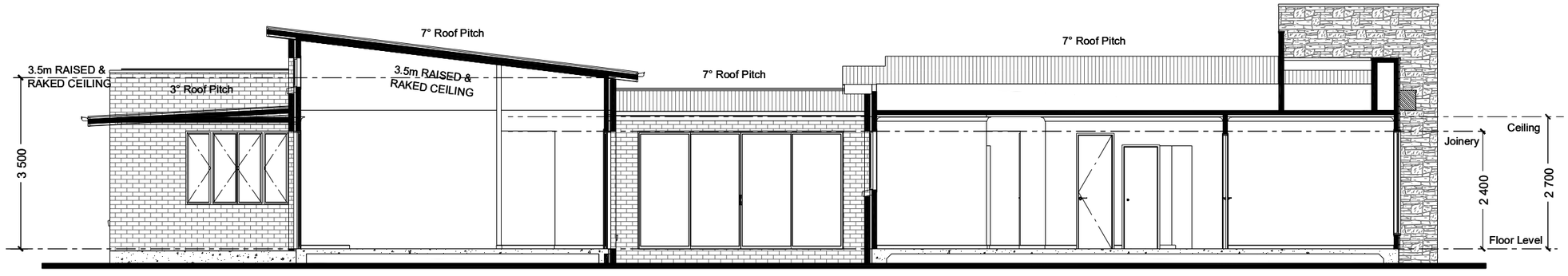
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ELEVATIONS
Scale 1:100 @A3

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SECTIONS
Scale 1:100 @A3

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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)

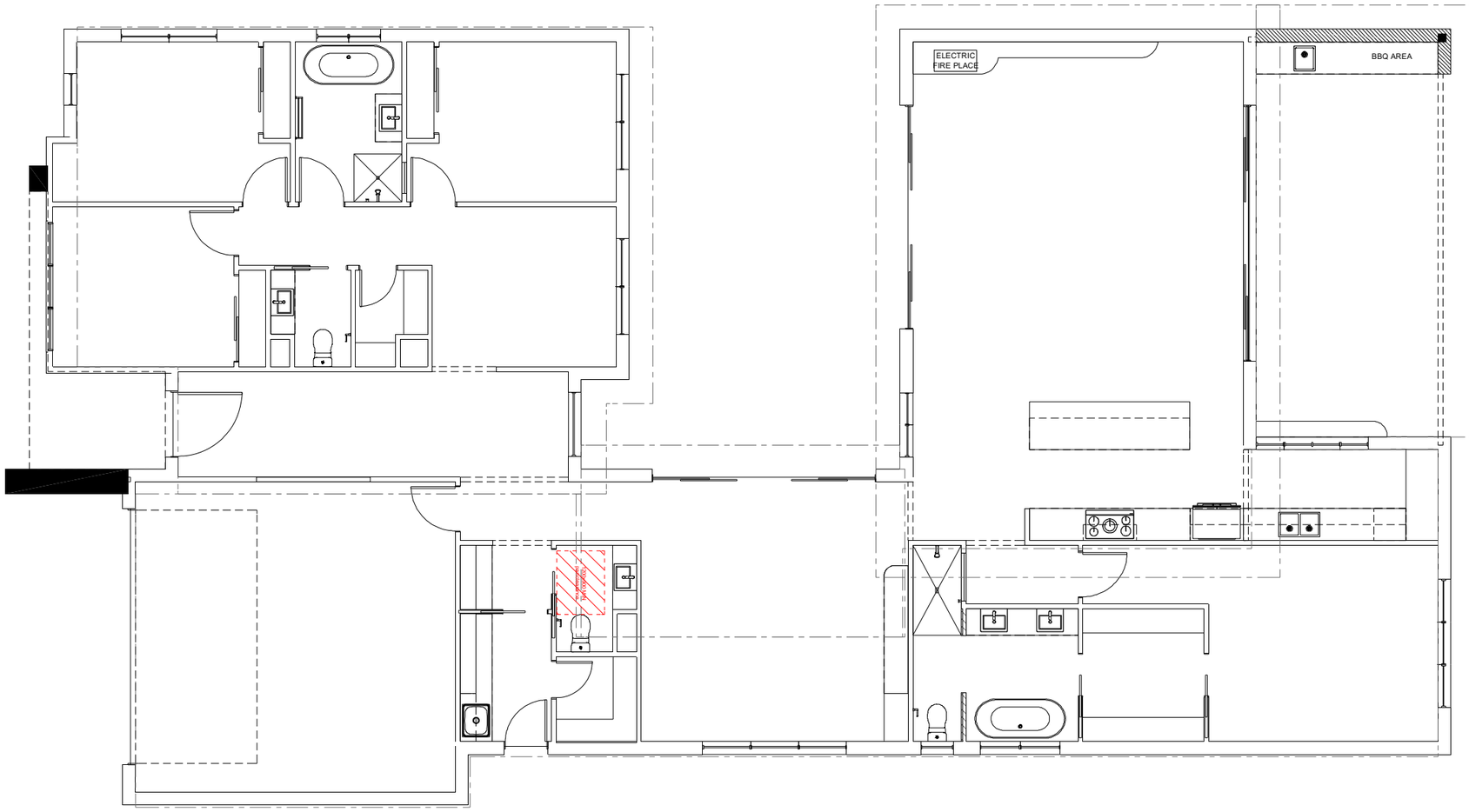
Symbol	Description	Spec.	Extra
	Ceiling Light *EEF	-	-
	Down Light *EEF	-	-
1800 H	Wall Light *EEF approx height	-	-
	Pendant / Track Light *EEF	-	-
	IXL Tastic (or similar)	-	-
	Batten Fluro Light *EEF	-	-
F	Round Fluro Light *EEF	-	-
	Flood / Spot Light *EEF	-	-
	TOTAL LIGHT POINTS	-	-

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	-	-
ph	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	-	-
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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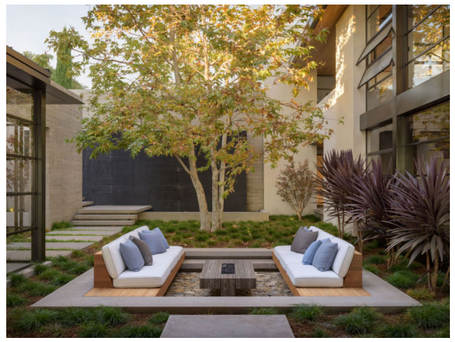
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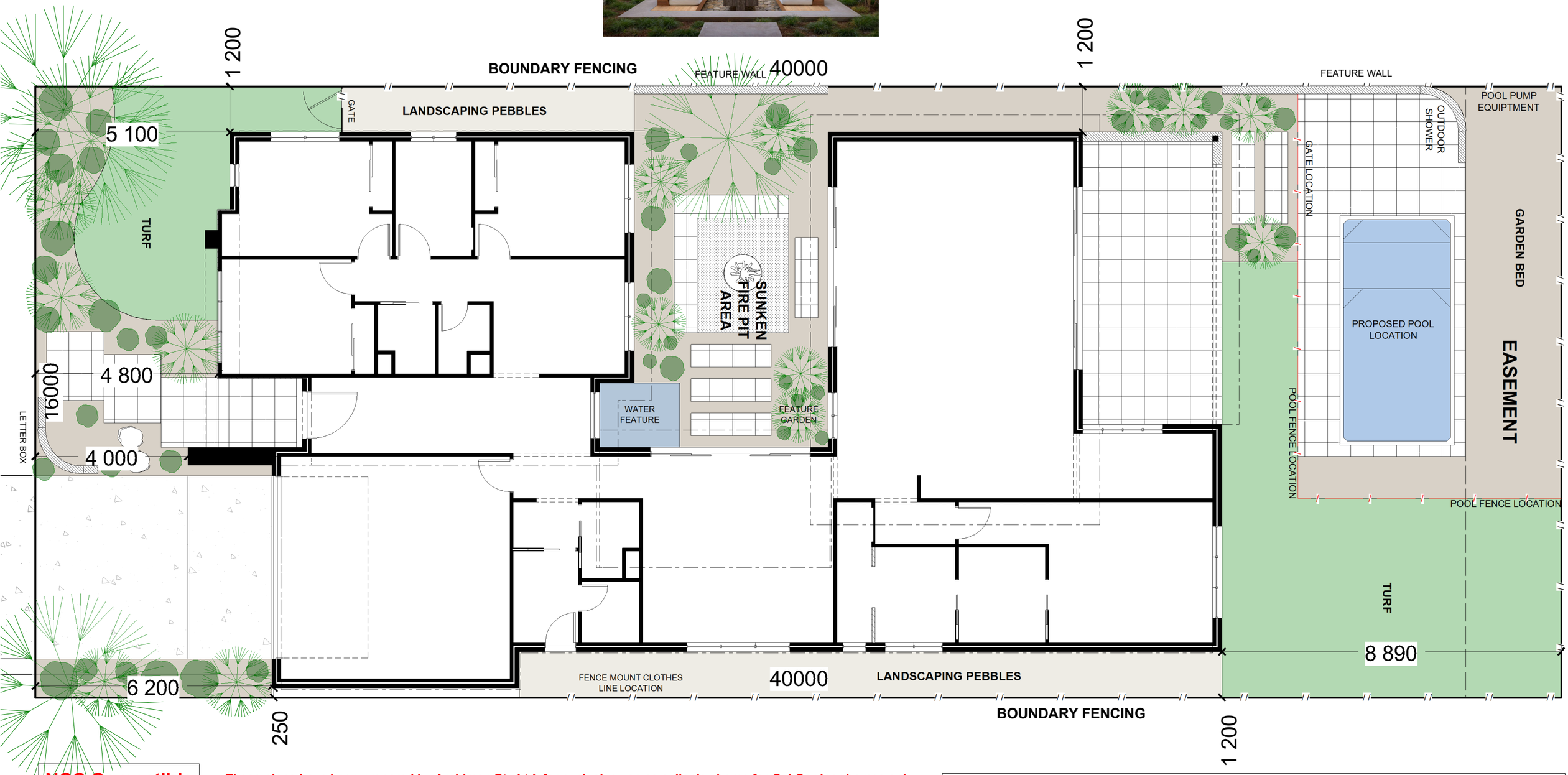
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ELECTRICAL PLAN
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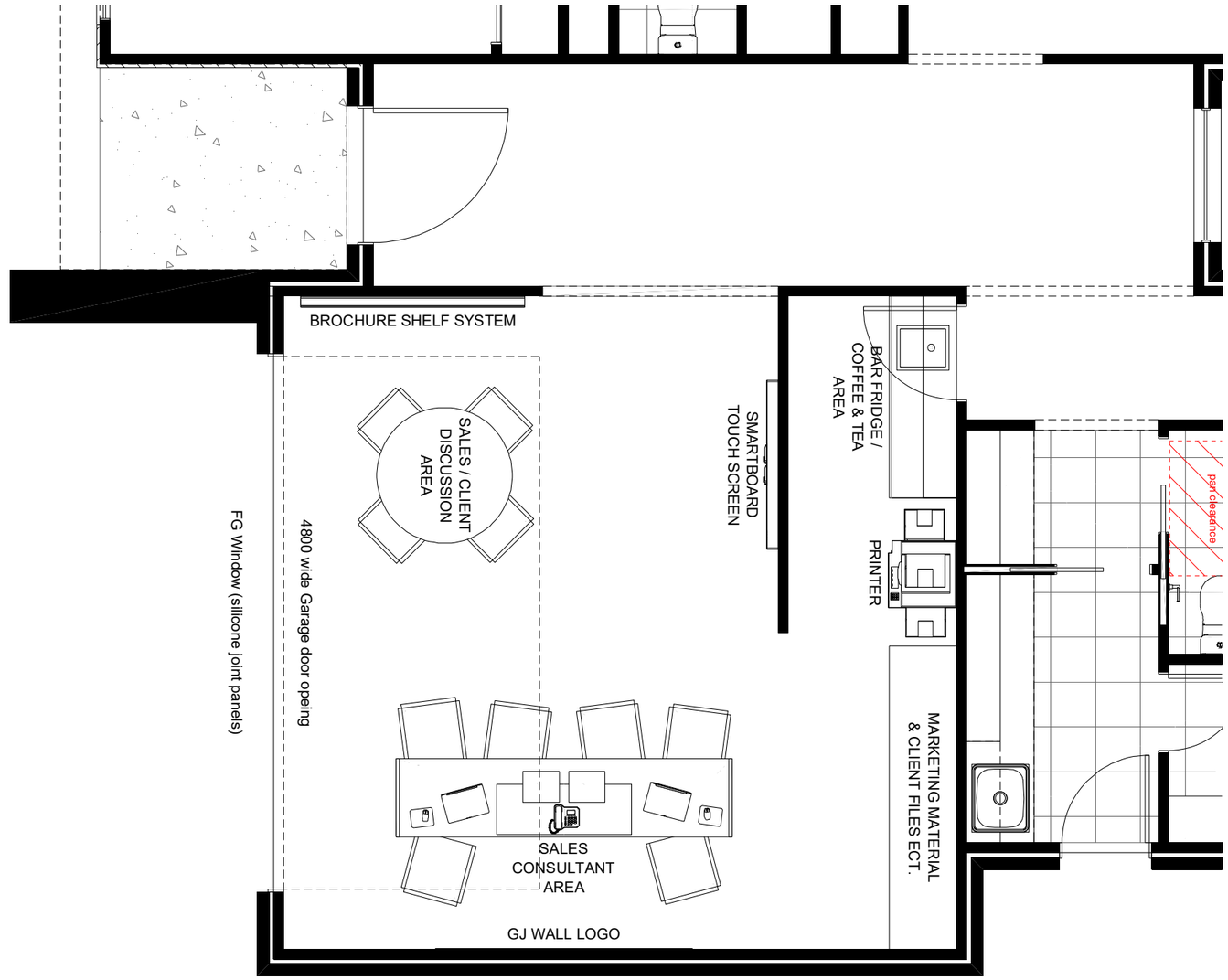
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LANDSCAPING PLAN
Scale 1:100 @A3

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SALES CENTRE
Scale 1:50 @A3

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