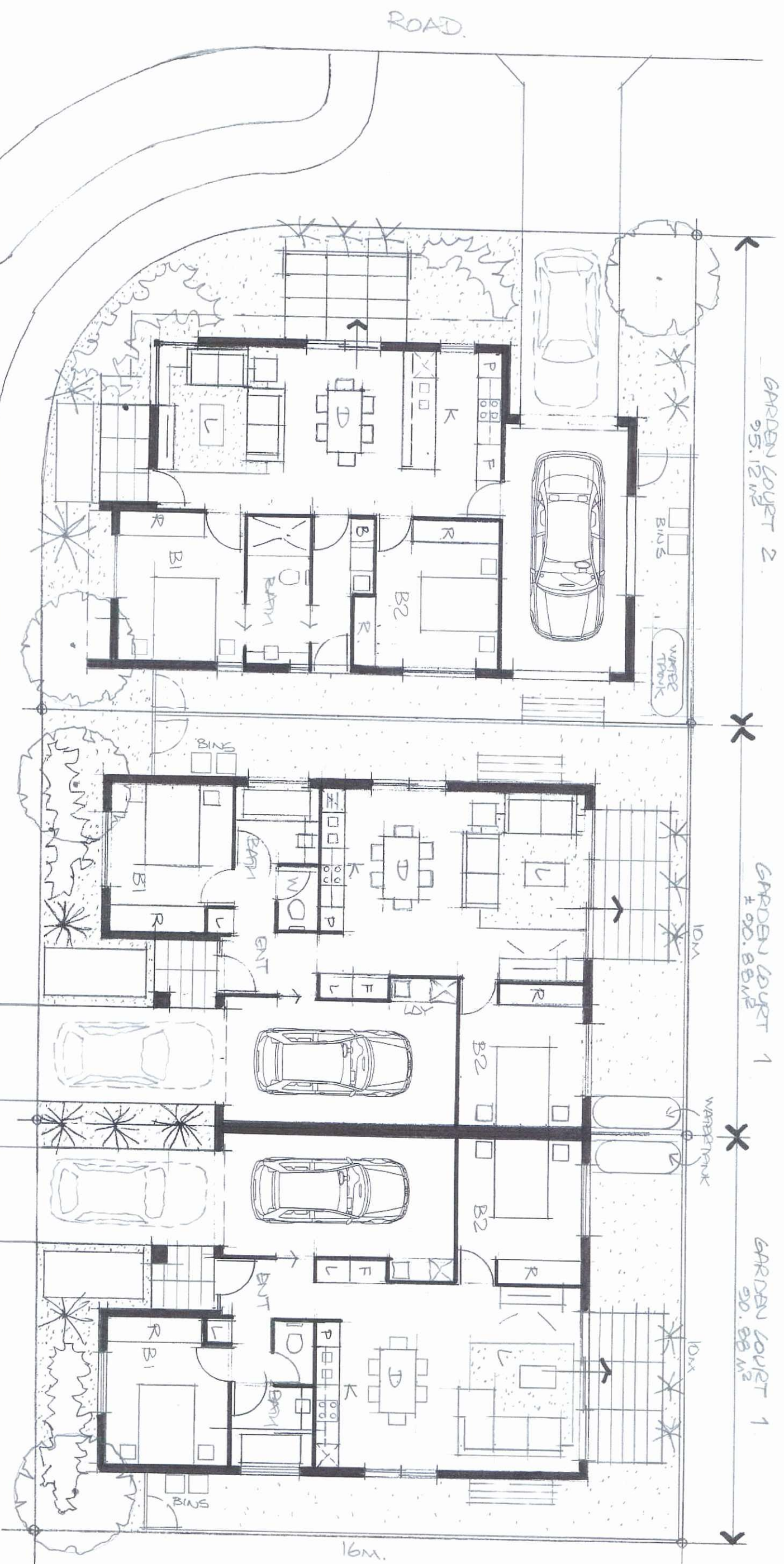


CONCEPT FLOOR PLAN

GARDEN COURTS

LOTS 5,6,7 - 92,93,94 - 149,150,151

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 10/8/12



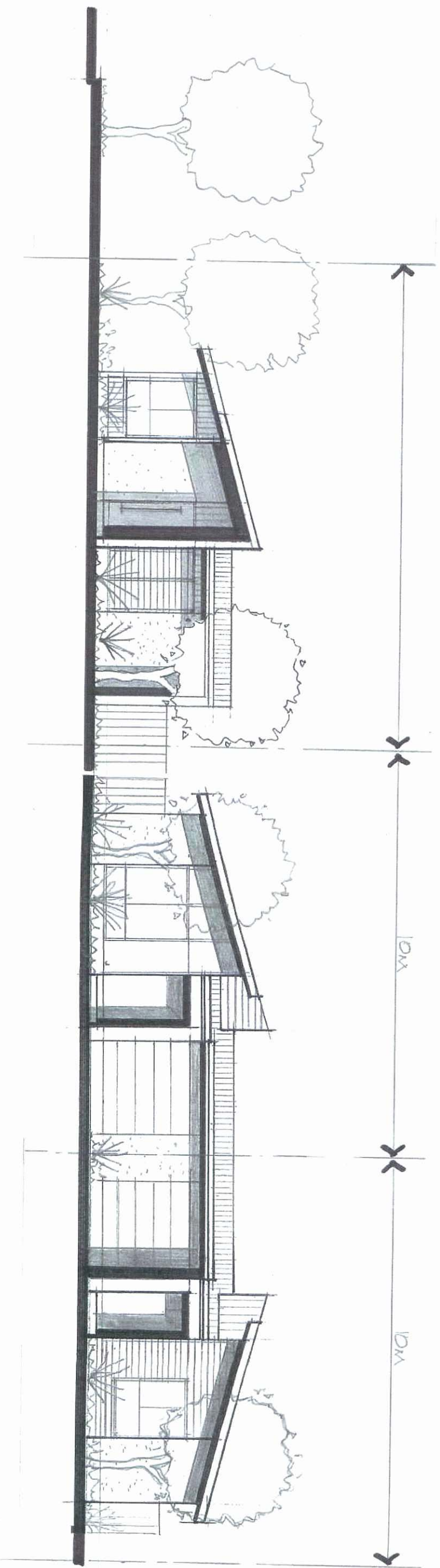
MONDOARCHITECTS

Client: ULDA
Site: TANNUM SANDS DEVELOPMENT

Job No. 4105
Scale @ A3 1:100
Date 23.02.2012

Amendment
By MRC
Rev. A
Drawing No. 000-101

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CONCEPT STREETSCAPE

GARDEN COURTS

LOTS 5,6,7 - 92,93,94 - 149,150,151

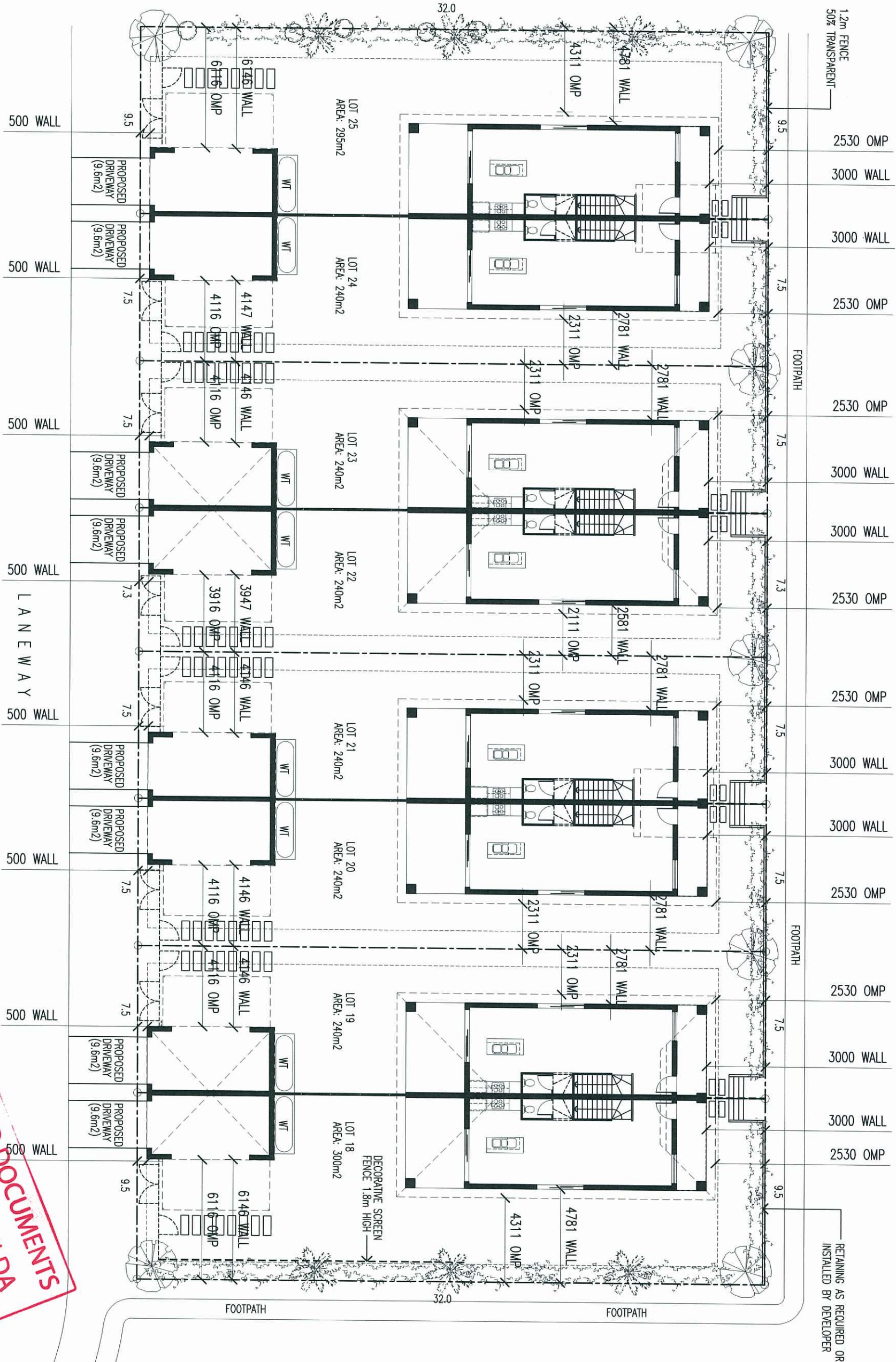
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 10/8/12

Client: ULDA
Site: TANNUM SANDS DEVELOPMENT

Job No. 4105
Scale @ A3 1:100
Date 23.02.2012
Amendment
By: MRC
Rev: A
Drawing No. 000-201

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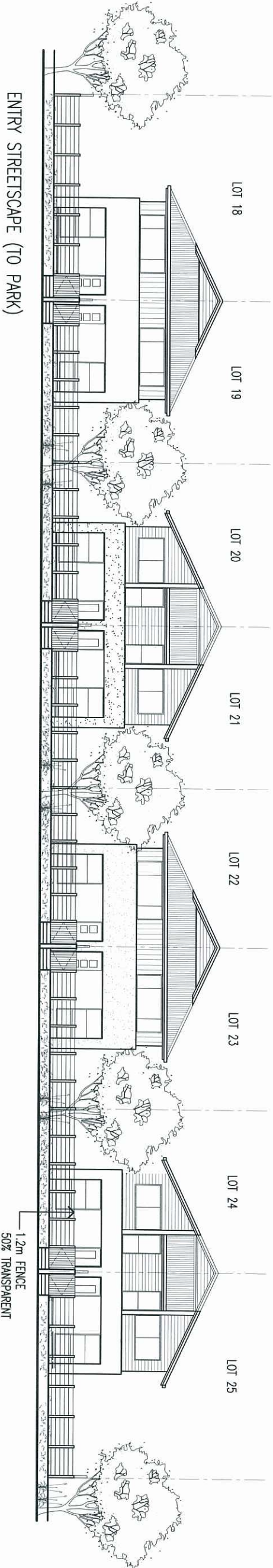


FOR
ULDA
LOT 18-25
TANNUM SANDS ESTATE
HOUSE TYPE: DUPLEX 301

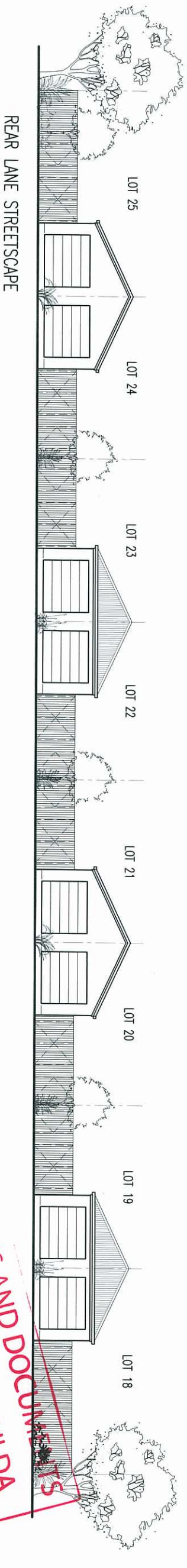
PRELIMINARY SITE PLAN

Note – Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
– Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on facade style.

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ENTRY STREETScape (TO PARK)

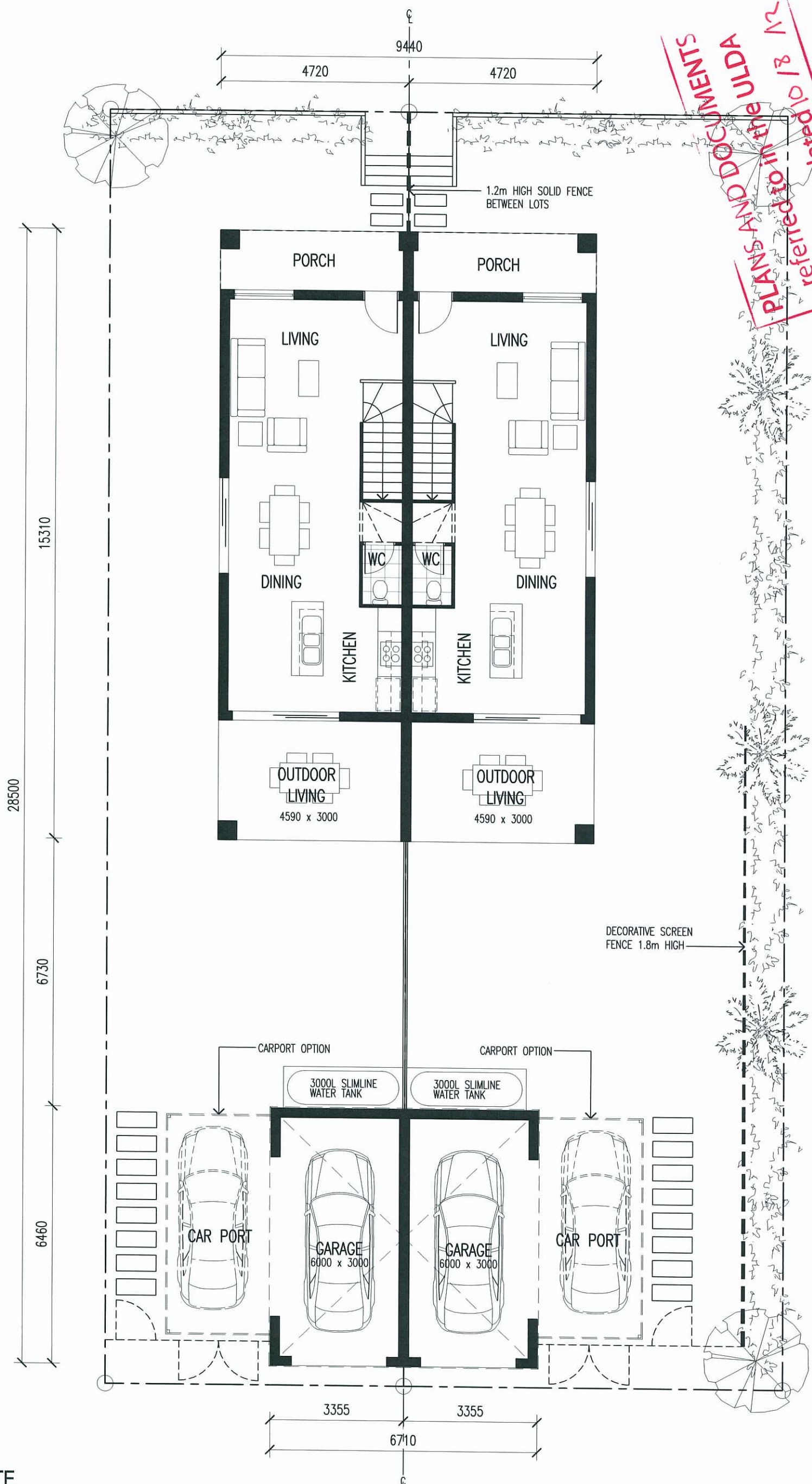


REAR LANE STREETScape

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 10 / 8 / 12

FOR
ULDA
LOT 18-25
TANNUM SANDS ESTATE
HOUSE TYPE: DUPLEX 301

PRELIMINARY SITE PLAN *Streetscapes*
Note – Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
– Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on facade style.



LOT 18, 19 & 22, 23
GROUND FLOOR PLAN

AREA PER UNIT	
GROUND FLOOR AREA (encl) -	51.65m ²
PORCH -	7.10m ²
OUTDOOR LIVING -	13.80m ²
GARAGE -	21.65m ²
TOTAL GROUND FLOOR -	94.20m ²
UPPER FLOOR AREA (encl) -	68.35m ²
TOTAL FLOOR AREA -	162.55m ²

FOR
ULDA
LOT 18 - 25
TANNUM SANDS ESTATE
HOUSE TYPE: DUPLEX 301 (ELEV-A)

TYPICAL GROUND FLOOR PLAN (LOTS 18, 19 & 22, 23)

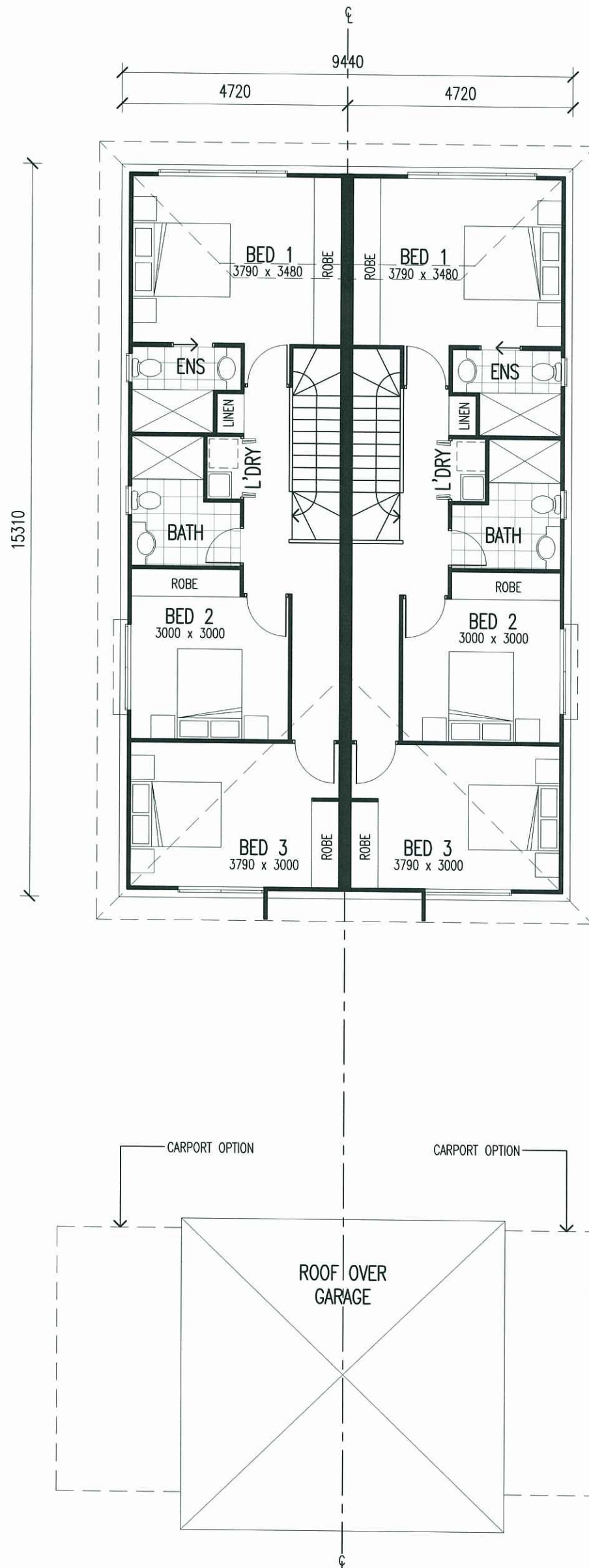
Note - Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract. Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on ground slope.

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P018-101



PLANS AND DOCUMENTS
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UPPER FLOOR PLAN
UPPER FLOOR AREA (enc) 68.35m²

FOR
ULDA
LOT 18 - 25
TANNUM SANDS ESTATE
HOUSE TYPE: DUPLEX 301 (ELEV-A)

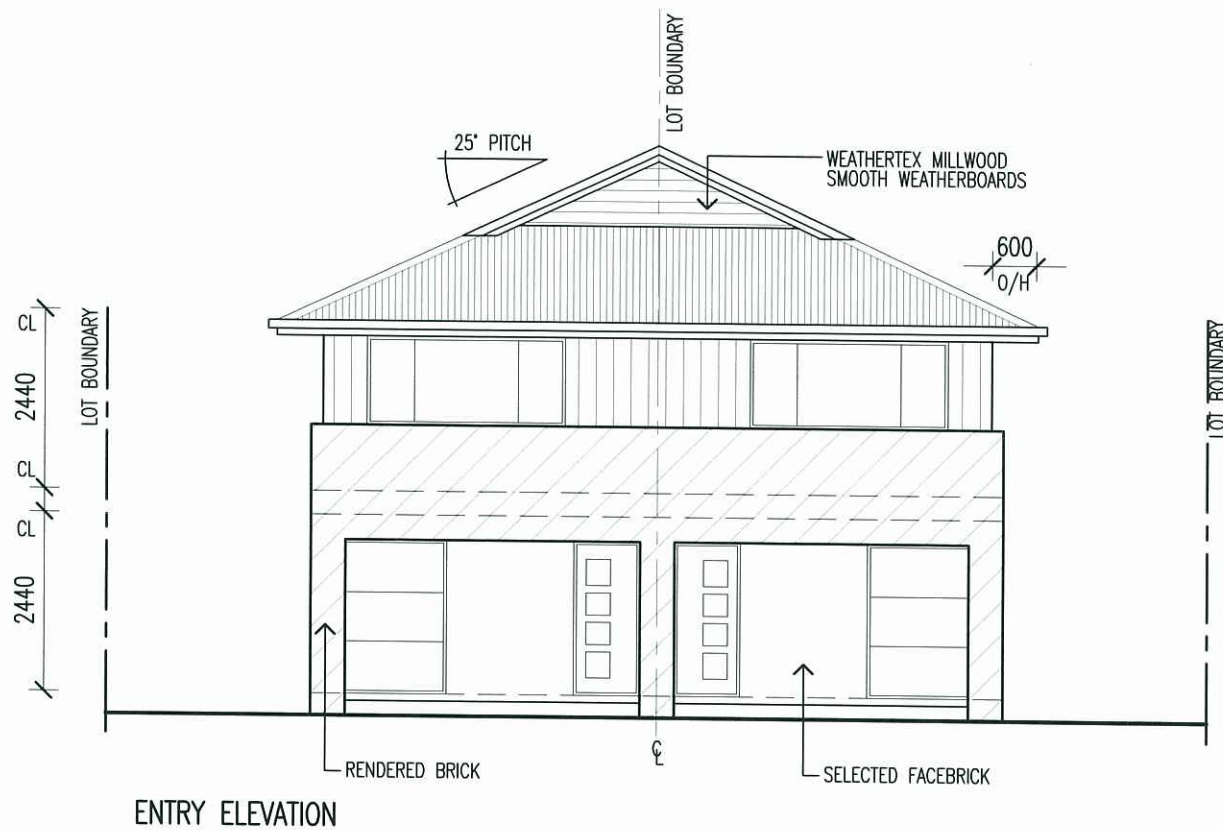
TYPICAL UPPER FLOOR PLAN (LOTS 18, 19 & 22, 23)

Note - Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
- Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on facade style.

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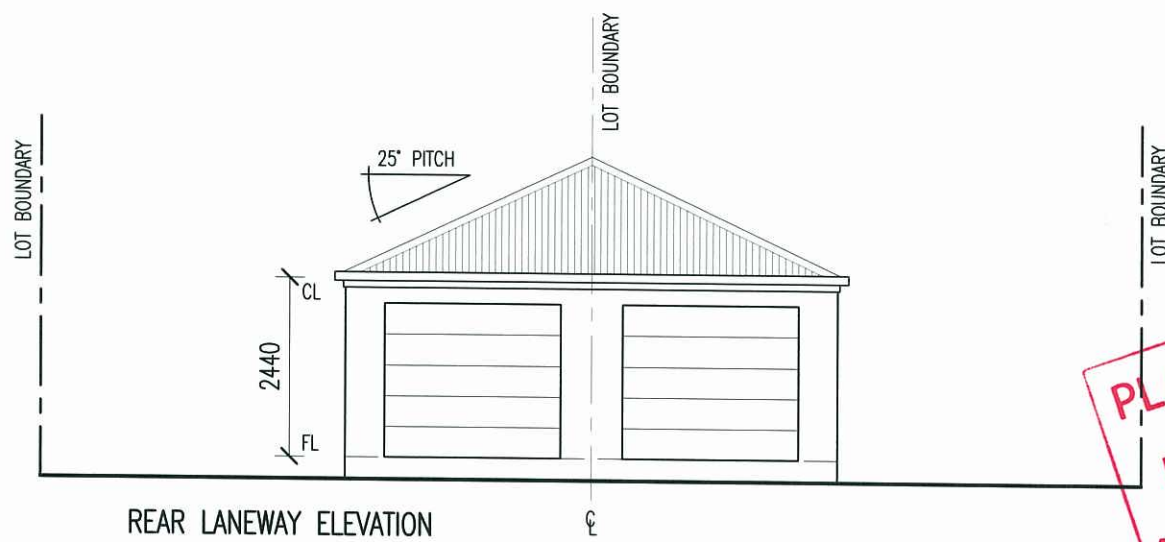
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- ARCHITECTURAL FEATURES
1. ENTRY PORCH AND PORTICO
 2. FULL HEIGHT WINDOWS
 3. FEATURE ENTRY DOOR
 4. DUTCH GABLE ROOF DETAIL

- CLADDING TYPES
1. LIGHTWEIGHT CLADDING
 - a. NEWPORT VERTICAL JOINT BOARDS
 - b. WEATHERTEX MILLWOOD SMOOTH WEATHERBOARDS
 2. BRICKWORK
 - a. SELECTED FACEBRICK
 - b. RENDERED BRICKWORK



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 10/8/12

FOR
ULDA
LOT 18 - 25
TANNUM SANDS ESTATE
HOUSE TYPE: DUPLEX 301 (ELEV-A)

TYPICAL ELEVATION (LOTS 18, 19 & 22, 23)

Note - Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on ground level.

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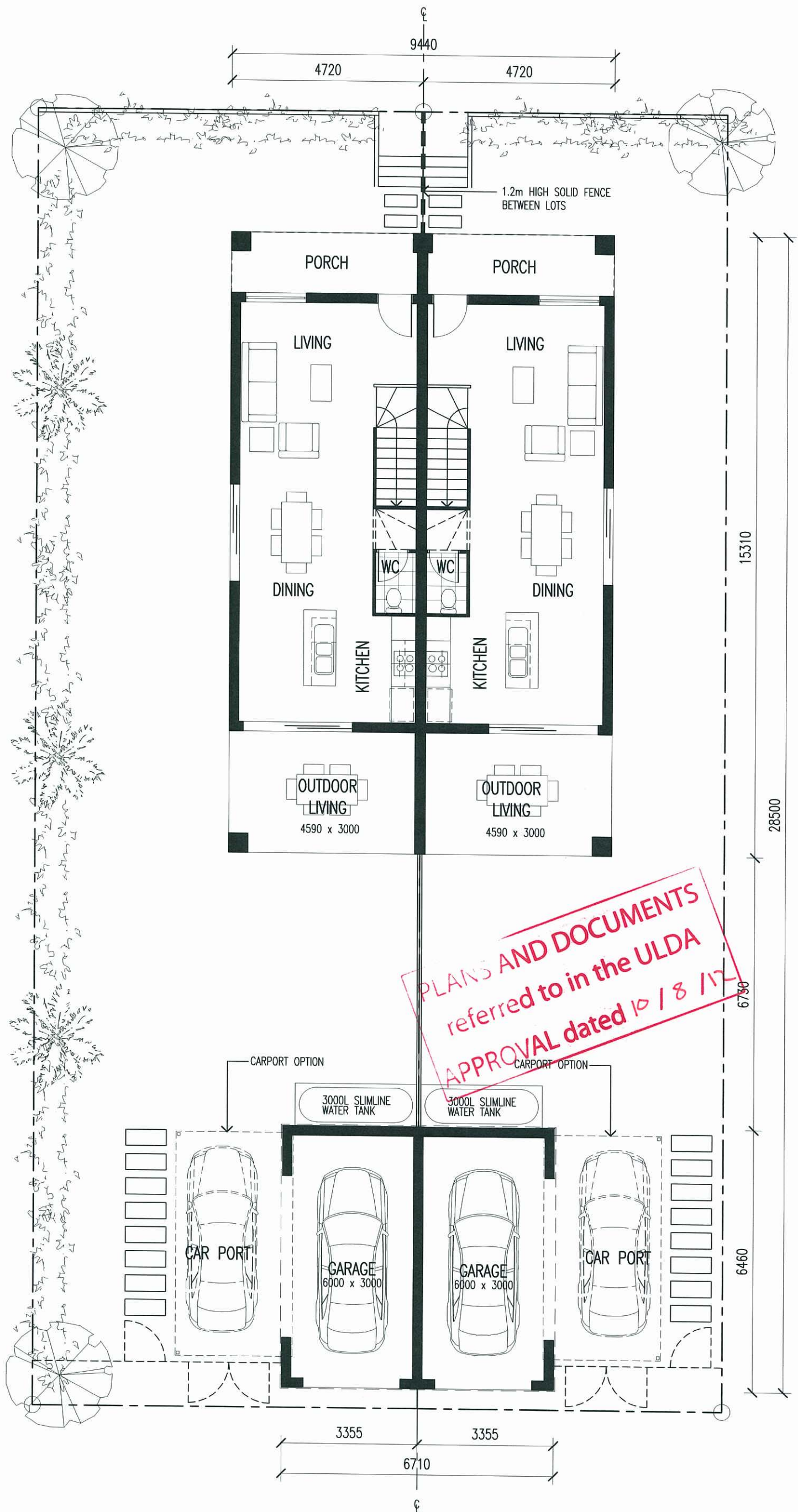
LOT 20, 21 & 24, 25
GROUND FLOOR PLAN

AREA PER UNIT	
GROUND FLOOR AREA (encl) -	51.65m ²
PORCH -	7.10m ²
OUTDOOR LIVING -	13.80m ²
GARAGE -	21.65m ²
TOTAL GROUND FLOOR -	94.20m ²
UPPER FLOOR AREA (encl) -	68.35m ²
TOTAL FLOOR AREA -	162.55m ²

FOR
ULDA
LOT 18 - 25
TANNUM SANDS ESTATE
HOUSE TYPE: DUPLEX 301 (ELEV-B)

TYPICAL GROUND FLOOR PLAN (LOTS 20, 21 & 24, 25)

Note - Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
Plans are subject to change without notice. Overall dimensions do not include minor dimensions may vary depending on finished site.

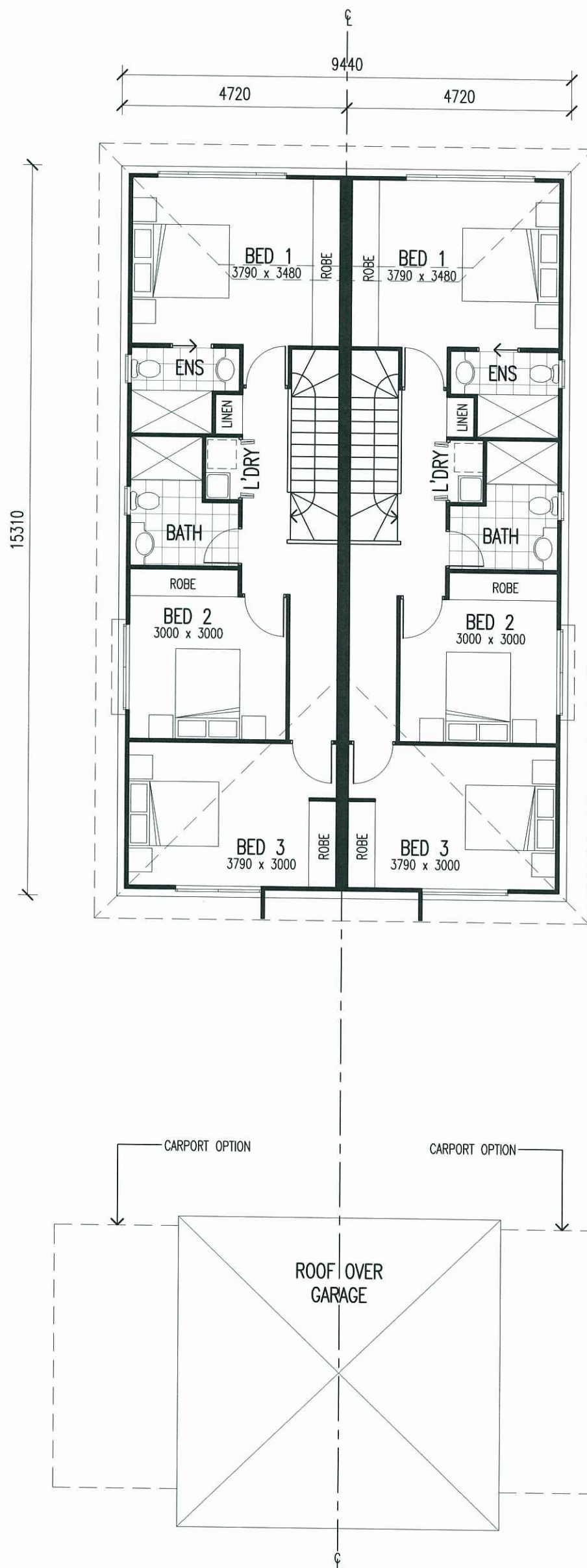


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P018-103



UPPER FLOOR PLAN

UPPER FLOOR AREA (encl) 68.35m²

FOR
ULDA
LOT 18 - 25
TANNUM SANDS ESTATE
HOUSE TYPE: DUPLEX 301 (ELEV-B)

TYPICAL UPPER FLOOR PLAN (LOTS 20, 21 & 24, 25)

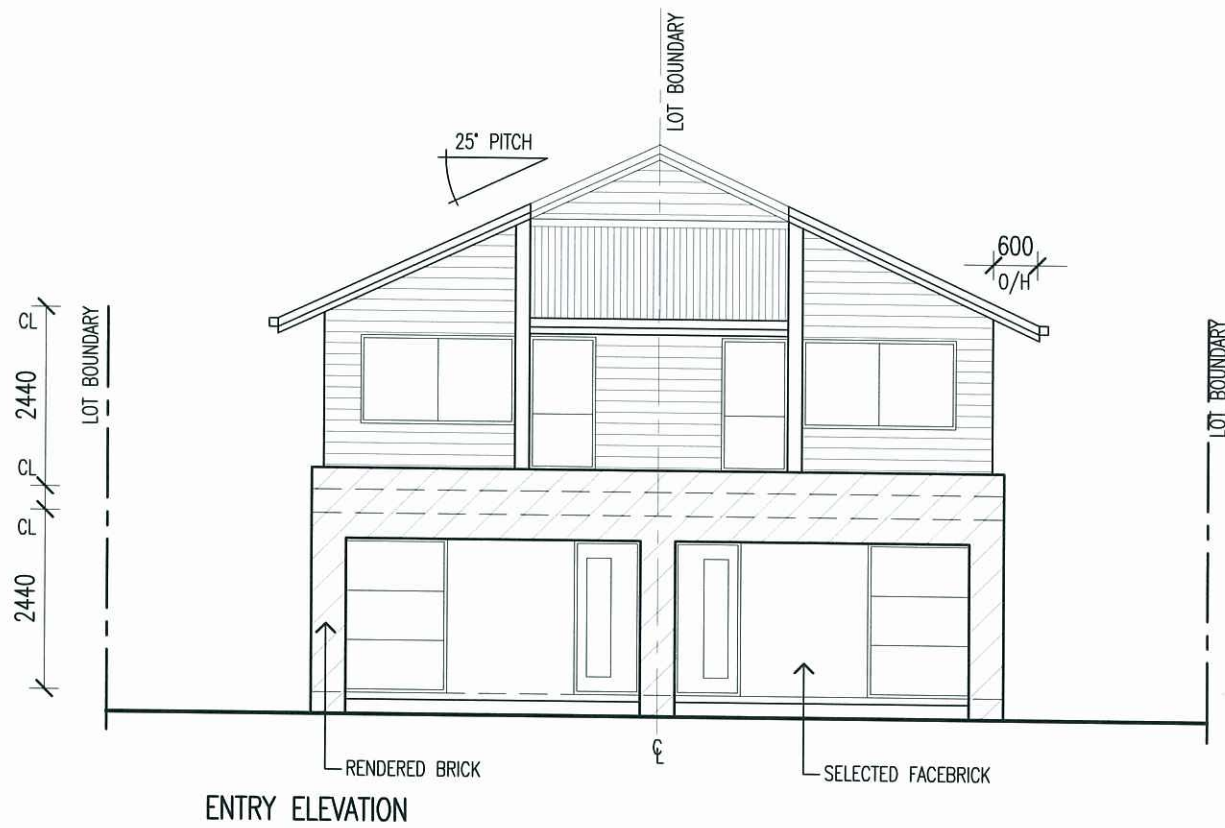
Note - Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract. Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on fence style.

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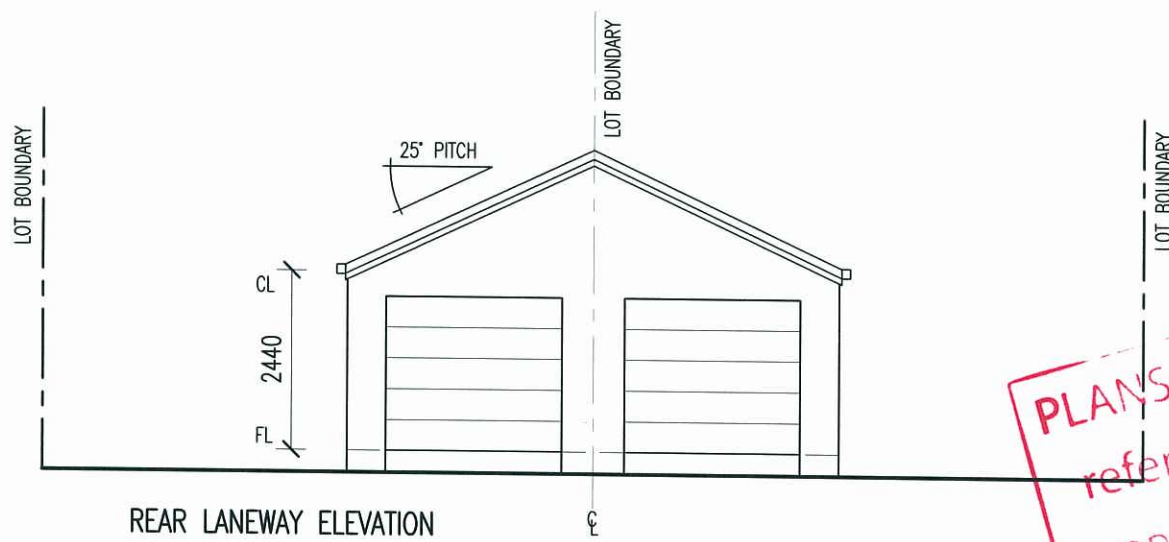


ARCHITECTURAL FEATURES

1. ENTRY PORCH AND PORTICO
2. FULL HEIGHT WINDOWS
3. FEATURE ENTRY DOOR
4. DUTCH GABLE ROOF DETAIL

CLADDING TYPES

1. LIGHTWEIGHT CLADDING
 - a. WEATHERTEX MILLWOOD SMOOTH WEATHERBOARDS
2. BRICKWORK
 - a. SELECTED FACEBRICK
 - b. RENDERED BRICKWORK



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 10 / 8 / 12

FOR
ULDA
LOT 18 - 25
TANNUM SANDS ESTATE
HOUSE TYPE: DUPLEX 301 (ELEV-B)

TYPICAL ELEVATION (LOTS 20,21 & 24,25)

Note - Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on ground slope.

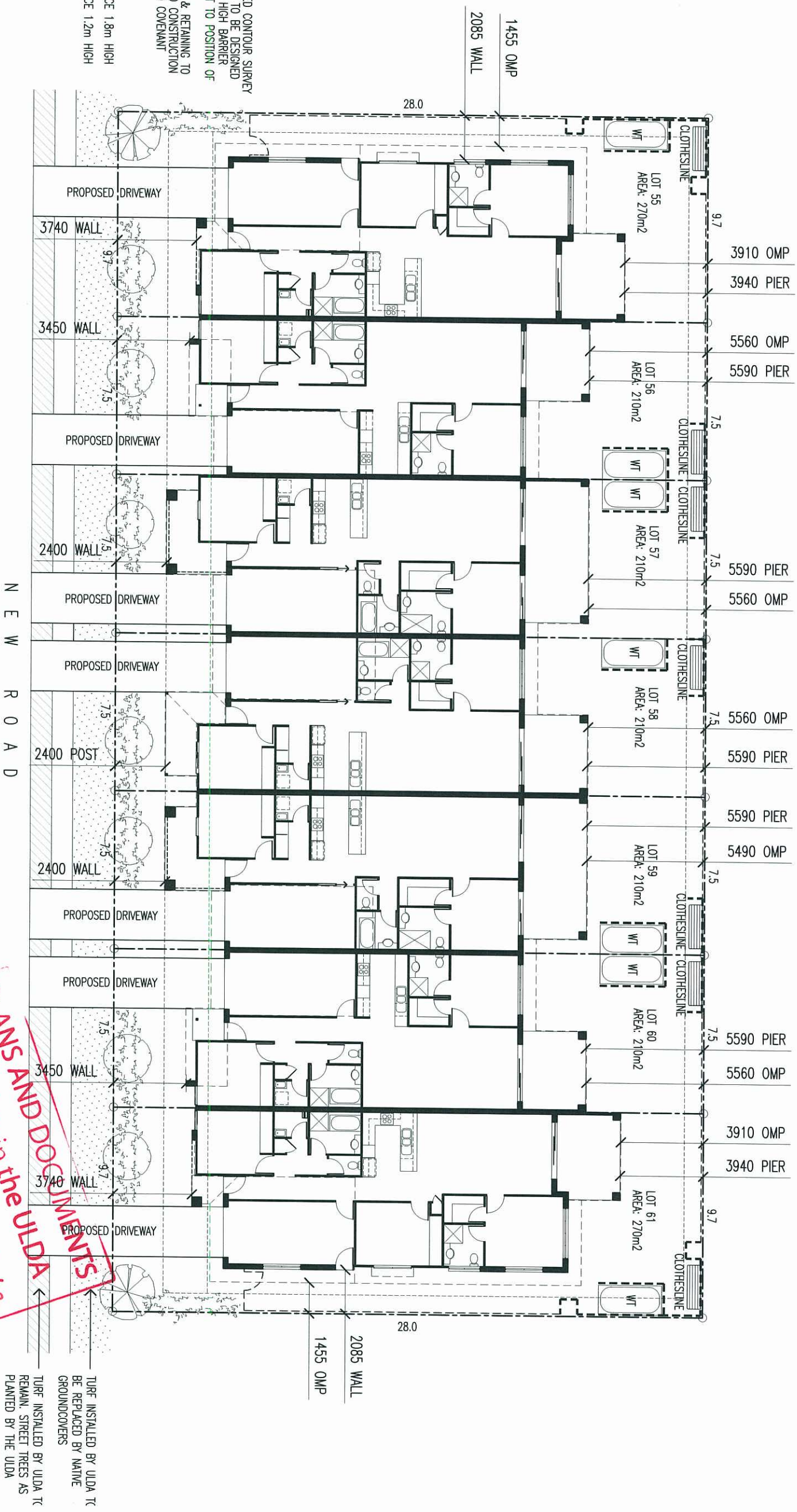
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10/8-2013

- LOT 55 – 61
- FINAL SITING SUBJECT TO DETAILED CONTOUR SURVEY
 - RETAINING WALLS OVER 1m HIGH TO BE DESIGNED BY ENGINEER AND REQUIRES 1m HIGH BARRIER
 - FINAL PLAN DETAILS ARE SUBJECT TO POSITION OF SERVICES
 - ALL SITEWORKS, DRIVEWAY FALLS & RETAINING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
 - FINAL DRAWINGS ARE SUBJECT TO COVENANT APPROVAL (IF REQUIRED)
- ☒ DENOTES GRADED GULLY PIT
- DECORATIVE SCREEN FENCE 1.8m HIGH
- DECORATIVE SCREEN FENCE 1.2m HIGH
- 50% TRANSPARENT



FOR
ULDA
LOT 55-61
TANNUM SANDS ESTATE
HOUSE TYPE: TERRACE ALLOTMENTS

PRELIMINARY SITE PLAN

Note – Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
– Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on facade style.

FOR
ULDA

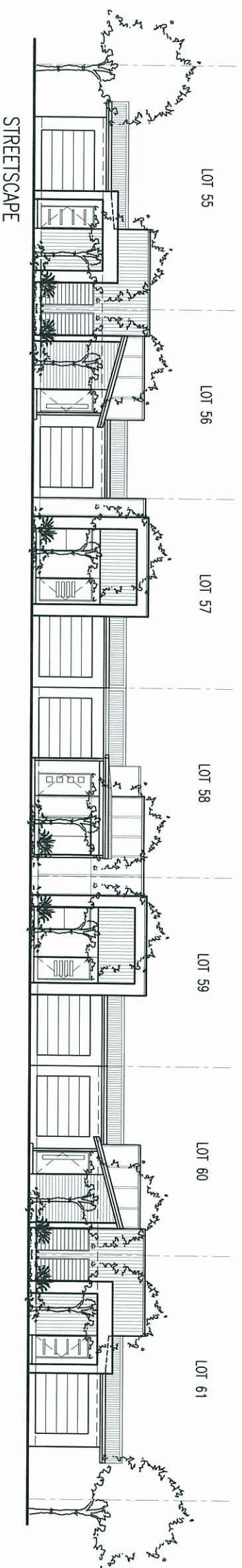
LOT 55-61

TANNUM SANDS ESTATE

HOUSE TYPE: TERRACE ALLOTMENTS

PRELIMINARY STREETSCAPE

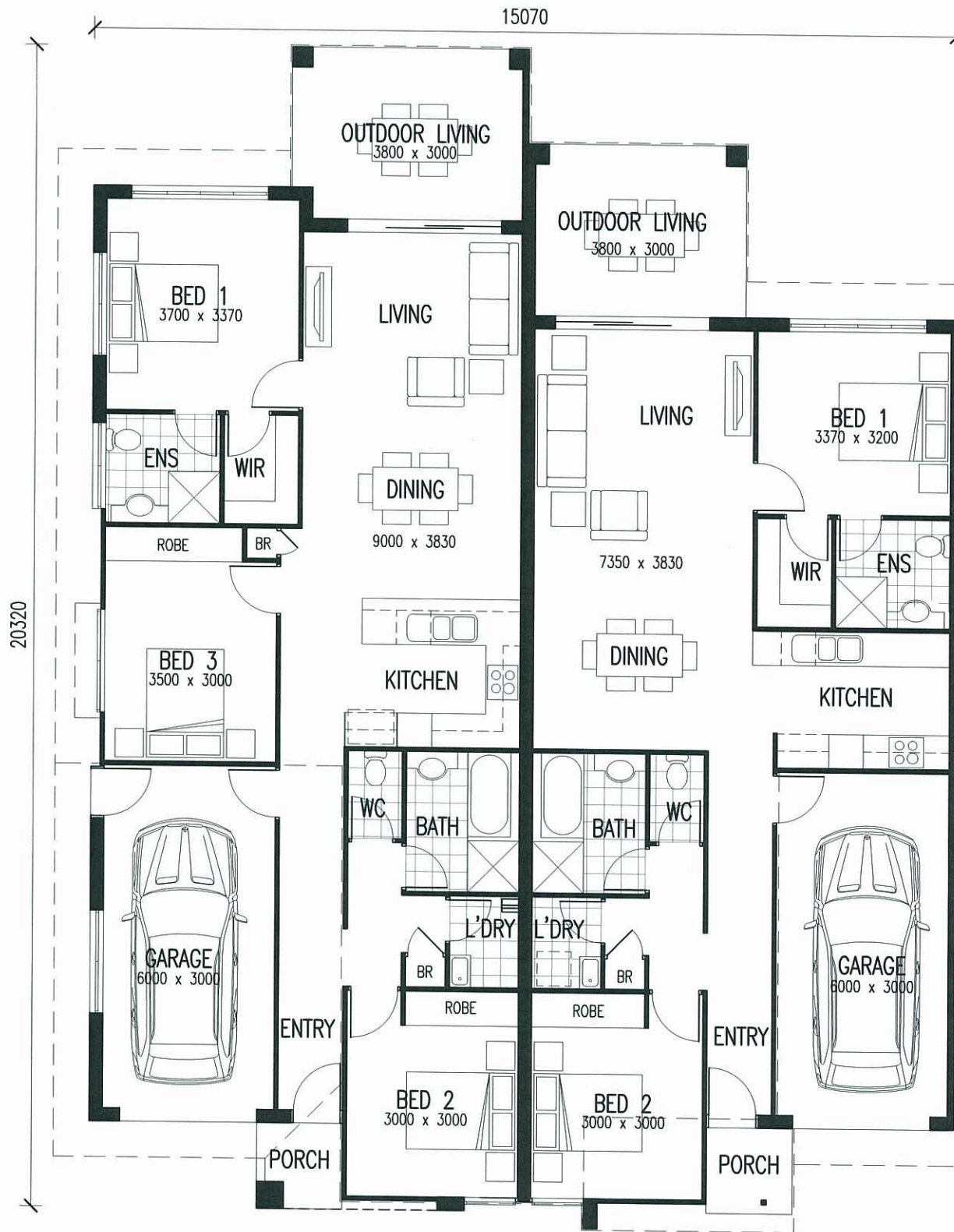
Note – Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract. Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on facade style.



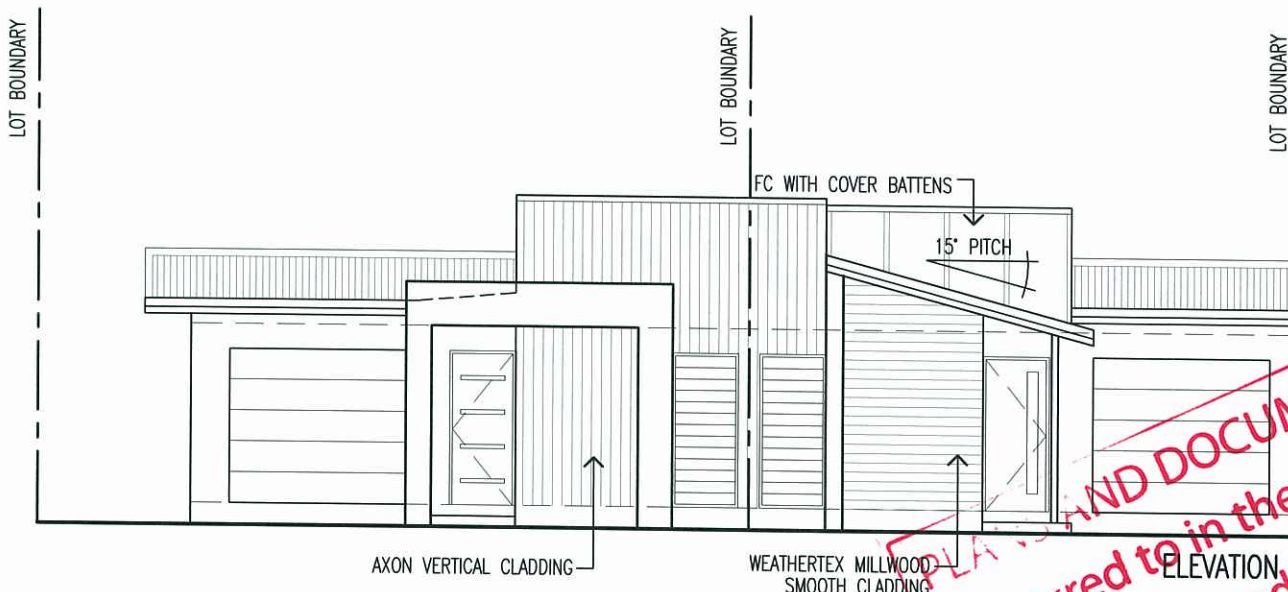
PLANS AND DOCUMENTS
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APPROVAL dated 10/8/12

FLOOR PLAN (55):
 GROUND FLOOR AREA (encl) – 109.90m²
 (INC. GARAGE – 19.40m²)
 OUTDOOR LIVING – 11.40m²
 PORCH – 2.25m²
 TOTAL FLOOR AREA – 123.55m²

FLOOR PLAN (56):
 GROUND FLOOR AREA (encl) – 126.20m²
 (INC. GARAGE – 20.10m²)
 OUTDOOR LIVING – 12.25m²
 PORCH – 2.25m²
 TOTAL FLOOR AREA – 140.70m²



- ARCHITECTURAL FEATURES**
1. ENTRY PORCH AND PORTICO
 2. FULL HEIGHT GLAZING
 3. FEATURE ENTRY DOOR
 4. GABLE AND END TREATMENTS
- CLADDING TYPES**
1. LIGHTWEIGHT CLADDING
 - a. FC SHEETING
 - b. WEATHERTEX MILLWOOD
 2. BRICKWORK
 - a. SELECTED FACEBRICK
 - b. RENDERED BRICKWORK



PLANNING DOCUMENTS
 referred to in the ULDA
 APPROVAL dated 10 / 8 / 12

FOR
 ULDA
 LOT 55-56
 TANNUM SANDS ESTATE
 HOUSE TYPE: Sh (ELEV-B)

PRELIMINARY FLOOR PLAN & ELEVATION

Note – Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
 Plans are subject to change without notice. Overall dimensions do not include eaves. Dimensions may vary depending on trade site.

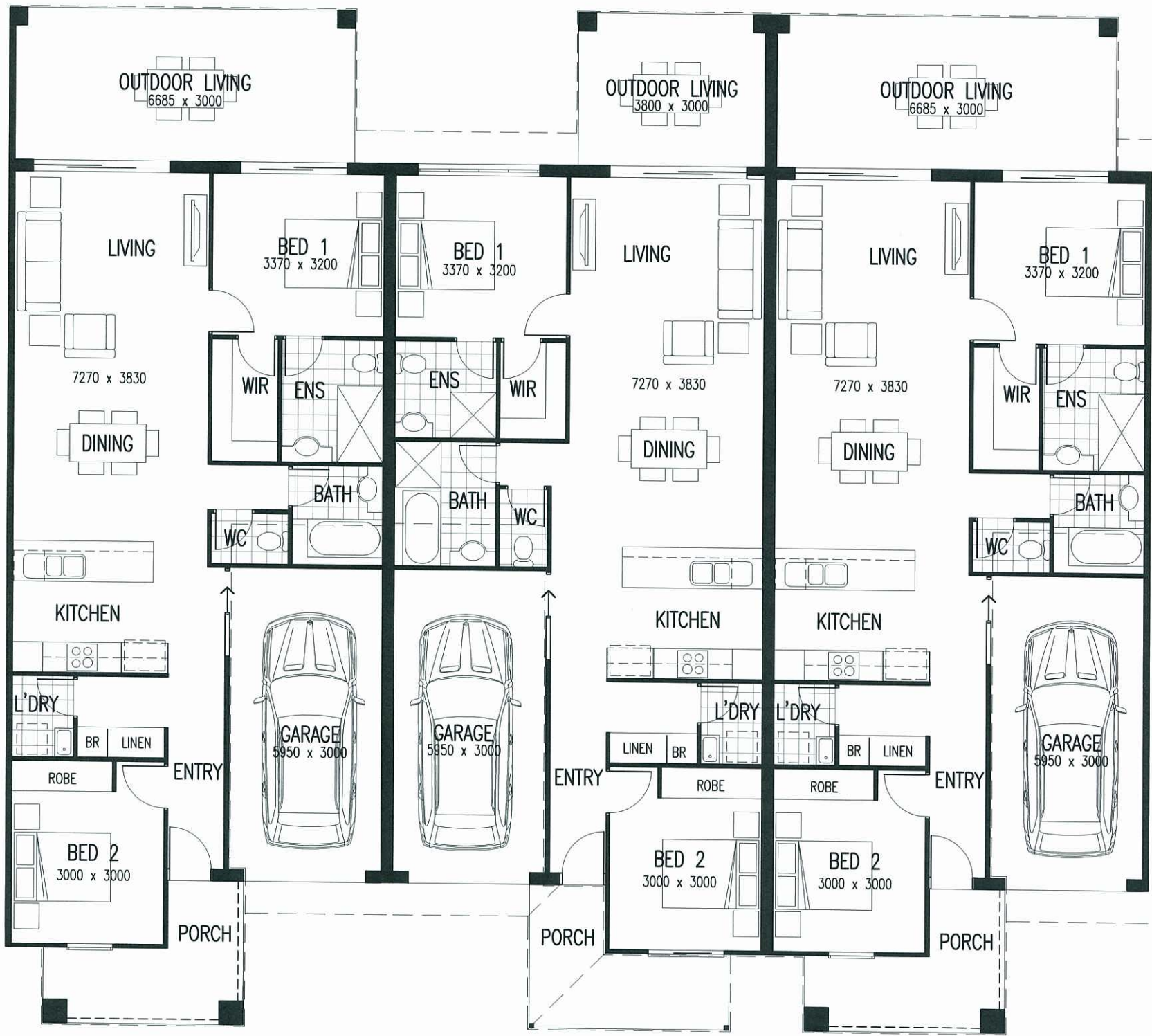
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FLOOR PLAN (57):

GROUND FLOOR AREA (encl) -	110.54m ²
(INC. GARAGE - 19.65m ²)	
OUTDOOR LIVING -	11.40m ²
PORCH -	7.92m ²
TOTAL FLOOR AREA -	129.86m ²

FLOOR PLAN (58):

GROUND FLOOR AREA (encl) -	110.54m ²
(INC. GARAGE - 19.40m ²)	
OUTDOOR LIVING -	20.40m ²
PORCH -	7.89m ²
TOTAL FLOOR AREA -	138.83m ²

FLOOR PLAN (59):

GROUND FLOOR AREA (encl) -	110.54m ²
(INC. GARAGE - 19.65m ²)	
OUTDOOR LIVING -	11.40m ²
PORCH -	7.92m ²
TOTAL FLOOR AREA -	129.86m ²



ELEVATION

ARCHITECTURAL FEATURES

1. ENTRY PORCH AND PORTICO
2. FULL HEIGHT GLAZING
3. FEATURE ENTRY DOOR
4. GABLE AND END TREATMENTS

CLADDING TYPES

1. LIGHTWEIGHT CLADDING
 - a. FC SHEETING
 - b. WEATHERTEX MILLWOOD
2. BRICKWORK
 - a. SELECTED FACEBRICK
 - b. RENDERED BRICKWORK

TIMBER BATTENS
OVER FC SHEETING

PLANS AND DOCUMENTS
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FOR
ULDA
LOT 57, 58, 59
TANNUM SANDS ESTATE
HOUSE TYPE: Sh (ELEV-A)

PRELIMINARY FLOOR PLAN & ELEVATION

Note - Plans & elevations (including furniture, floor coverings, fittings & landscaping) as shown, are for illustration purposes only & do not form part of any contract.
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